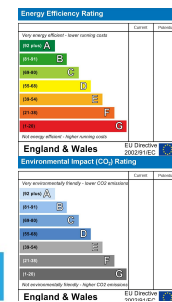


## 9a Estuary Park, Llangennech, Llanelli, Carmarthenshire, SA14 8UF

- Non-traditional Constructed Park Home
- Two Double Bedrooms-Master with En-suite Shower Room
- Over 50's Retirement Residential Estate
- Prime Village Location
- EPC EXEMPT. COUNCIL TAX BAND B.
- Over 50's Retirement Village in a Quiet Hamlet
- Driveway & Garage
- Chain Free
- Cash Purchase Only!

**£85,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London







Making an appearance on the market with us here at West Wales Properties we have this non-traditional constructed, two bedroom SPACIOUS park home, set in a very charming and private estate for the over 50's in the popular village location of Llangennech. A fully fitted galley kitchen and convenient en-suite shower room, plenty of storage cupboards also features in this property as well as off-road parking for a vehicle and garage. Viewings are strictly via the office so don't delay in booking a viewing today on 01554 759655. EPC EXCEMPT.

Accommodation comprises : Hallway, three storage cupboards, lounge, spacious kitchen/diner, utility room, three storage cupboards, bathroom and two double bedrooms both with fitted furniture and the master bedroom has an en-suite shower room. Externally the property has a gravelled driveway that leads to a garage and an enclosed low maintenance rear garden.

Llangennech is a village situated to the east of Llanelli and has close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north. Good transport links to the M4.



### ..AGENTS VIEWING NOTES

\*\*\* KEY INFORMATION \*\*\* Non-traditional park-home construction. Situated in a semi-retirement park for the over 50's. Cash purchase only. The main electric, water, and sewerage are connected. Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability network coverage- full coverage for O2 and Vodaphone, limited coverage for EE and Three. The property is a coal mining area; a mining report is recommended. EPC is exempt due to being a park home. Perpetual ownership is under the conditions of the park rules that we have on file. We advise that you request a copy. There is a payment on a four-weekly basis of

£163.00 for the service and water charges. The charges are reviewed annually, and any increases are based on the CPI index. A fee is payable to the park owner based on 10% of the sale price on the sale of the property to a new owner.

### HALLWAY

### STORAGE CUPBOARD

### LOUNGE

### KITCHEN/DINER

### STORAGE CUPBOARD

### UTILITY ROOM

### STORAGE CUPBOARD

### BATHROOM

### BEDROOM 1

### ENSUITE SHOWER ROOM

### BEDROOM 2



### DIRECTIONS

At our office on Murray Street proceed to the traffic lights and turn right. You want to follow the directions that take you to the M4. After the roundabout for "Llanelli Crematorium" you will approach another roundabout, at this roundabout take the third turning off and follow the road down taking a left-hand bend and continuing until you get to a junction. At the junction turn right onto the main road going through the village on "Bridge Street". Take the second turning off on your left just after "The Bridge" which is situated on our right signposted "Heol Y Parc". As you bear round a left-hand bend take the first turning off into "Estuary Park". Follow the road up, at the small junction turn left then first left again, the property is situated on your left, number 9a.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.