







We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Perpetual Ownership. Monthly Fees Apply
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band B

### FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

#### Take on JHL/JHL/1024/draft

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



# 01554 759655 www.westwalesproperties.co.uk





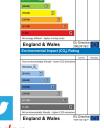






## 9a Estuary Park, Llangennech, Llanelli, Carmarthenshire, SA14 8UF

- 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

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The Agent that goes the Extra Mile



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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 Mpbs), Mobile availability network coverage-full coverage for 02 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





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 in our TV channel to view our location videos about the area.