

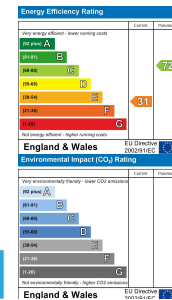


9 College Square, Llanelli, SA15 1DT

- Traditional Victorian Detached Property
- Three Bedrooms
- Garage Parking
- Council Tax Band; D EPC Rating F
- No Forward Chain
- Three Reception Rooms
- Easy Access to Town
- Character Features

£210,000

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



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The Agent that goes the Extra Mile





Nestled in the charming College Square, Llanelli, this delightful Victorian detached house offers a perfect blend of character and convenience. Spanning an impressive 120 square metres, the property boasts three spacious reception rooms, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms ensure comfort for family living, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is its character, with original details that reflect its Victorian heritage. The property is ripe for upgrading, allowing new owners to infuse their style and modern conveniences into this classic residence.

Situated close to the town centre, residents will enjoy easy access to local amenities, shops, and transport links. This makes it ideal for those who appreciate the vibrancy of town life while still enjoying the tranquillity of a residential setting.

Additionally, the property benefits from garage parking, providing secure and convenient vehicle storage. This home is a rare find, combining historical charm with the potential for contemporary enhancements. Whether you are a growing family or a couple seeking a spacious abode, this house in College Square is an excellent opportunity not to be missed.

AGENTS NOTE;

****KEY INFORMATION****

Traditionally built, the main gas, water, electric, and sewerage are connected, and there is garage parking. The property requires updating. According to Ofcom, the following information is available for this location: Broadband availability—up to Ultrafast (download 1000 Mbps upload 220 Mbps), Mobile availability—limited indoor EE & Three voice and data coverage. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. The current boiler is not operable due to the condemned flue.

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

LOUNGE

SECOND RECEPTION ROOM

DINING ROOM

KITCHEN

UTILITY SPACE

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

GARAGE

15'8 x 10'4 (4.78m x 3.15m)



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.