

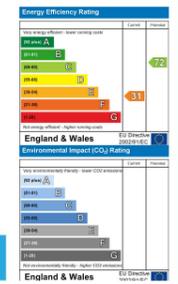


### 9 College Square, Llanelli, SA15 1DT

- 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



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 Freehold  
SERVICES: Mains water, electric, gas and sewerage. We have not checked or tested any of the services or appliances at the property.  
TAX: Band D

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WWProps

Take on JHL/JHL/11/24/OK

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,

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