

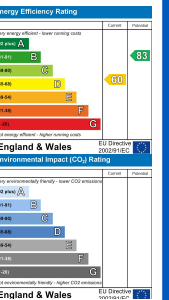


62 College Hill, Llanelli, Carmarthenshire, SA15 1EN

- Traditional, End-of-terrace Property
- Three Reception Rooms
- Three Double Bedrooms
- Car-port & Garage Both With Electric Roller-shutter Doors
- South-facing Rear Garden
- Convenient Location For Schools, Town Centre & Trostre Retail Park
- Well Presented
- EPC RATING D. COUNCIL TAX BAND D.

£245,000

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

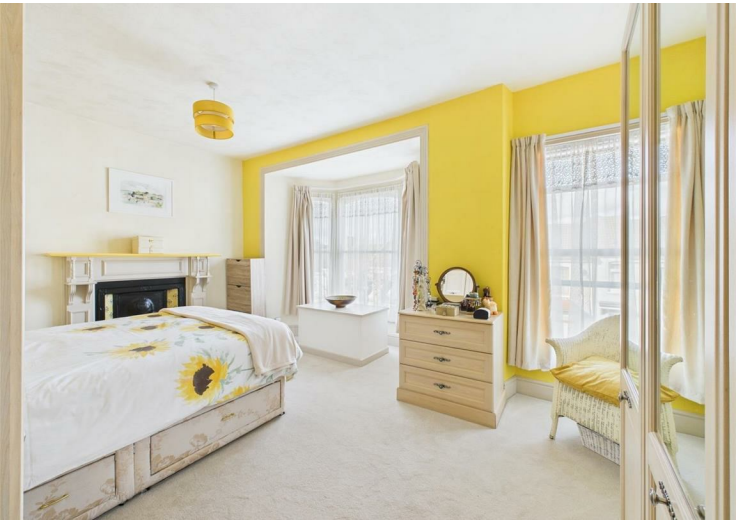
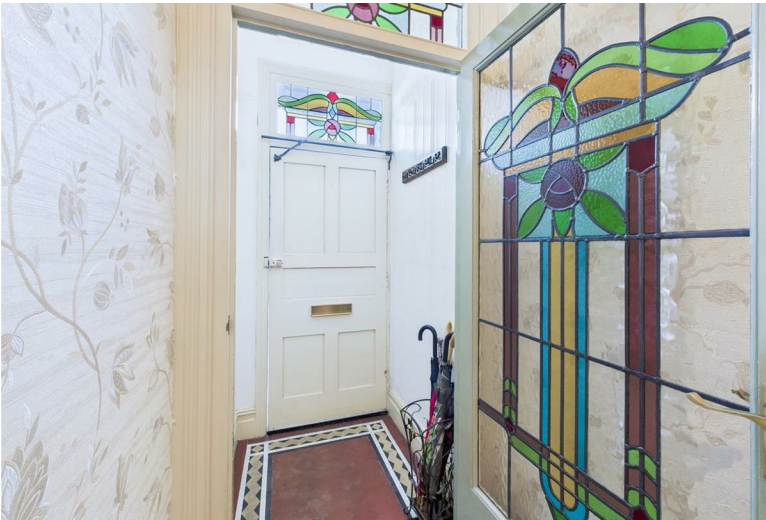


22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





Nestled in the charming area of College Hill, Llanelli, this delightful end-terrace house, built in 1911, offers a perfect blend of character and modern living. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned three bedrooms ensure plenty of room for family or guests, making it an ideal home for those seeking comfort and convenience. EPC RATING D.COUNCIL TAX BAND D.

Accommodation comprises a vestibule, hallway, lounge, sitting room, lounge/diner, kitchen, landing, bathroom, and three bedrooms. To the front is an enclosed frontage with secure gated access to the side which goes to a side garden and through to the rear garden. The south-facing rear garden has a seating area, outbuilding, outhouse (W.C), steps leading up to the remainder of the garden with an astro-lawn and mature shrub borders, summer house, carport, and good-size garage—both have electric roller shutter doors and rear lane access.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. In recent years, the docks and landscape around the town have been regenerated as part of the Millennium Coastal Park project. Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millennium Quays and the Discovery Centre, the Machynys championship golf course, and the Festival Fields.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band D. Asbestos on the garage, outbuilding and outhouse roofs. The carport and garage have electric roller-shutter doors. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (10,000 Mbps), Mobile availability-full mobile coverage for Vodafone and O2, limited phone coverage for EE and Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. On-street parking to the front, garage and car-port situated at the rear. Summerhouse is staying. The range cooker is negotiable.

VESTIBULE

HALLWAY

LOUNGE

SITTING ROOM

LOUNGE/DINER

KITCHEN

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

OUTHOUSE (W.C)

OUTBUILDING

GARAGE



DIRECTIONS

At the office turn right to head towards ASDA, going past the entrance and carrying on to the next mini-roundabout going straight ahead, next mini-roundabout taking the first turning off, following the road going past the bus station on the left. At the roundabout take the fourth turning off and follow the road taking the second turning on your right signposted "College Hill". Follow the road up and the property will be situated on your right, number 62.

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