

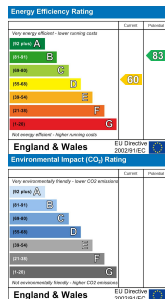


## 62 College Hill, Llanelli, Carmarthenshire, SA15 1EN

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

**£245,000**

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 gas, electric, water and sewerage connected. 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/SC/0325/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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22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

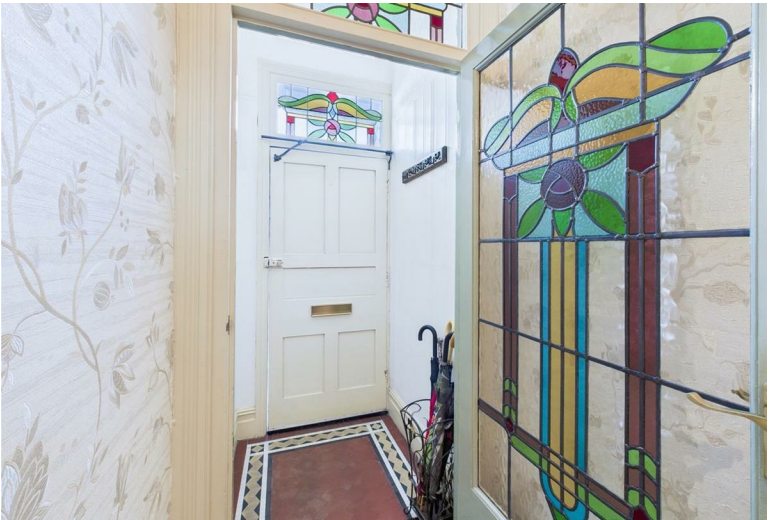


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*The Agent that goes the Extra Mile*







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