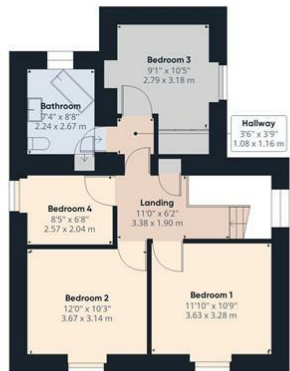


Floor 1



Floor 2



Approximate total area⁽¹⁾

1497.11 ft²
139.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

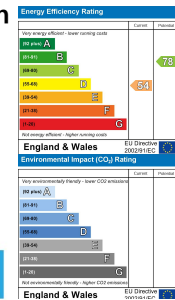


The Manse, 54 Elgin Road, Pwll, Llanelli, Carmarthenshire, SA15 4AE

- Detached Traditional Property
- Two Reception Rooms & Conservatory
- Immaculately Presented Throughout
- Commanding Views From the Front
- Coastal Location
- Four Bedrooms
- Downstairs Shower Room & Upstairs Bathroom
- Spacious Plot Measuring 0.22 Acres
- Viewing Is A Must
- EPC RATING E. COUNCIL TAX BAND E.

£360,000

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





A home with a view, and a view that makes the home more special! Perfectly positioned on Elgin Road, Pwll, one of Llanelli's most desirable areas to reside in at present we have this well-presented DETACHED property for sale. Lovingly known as "The Manse" where the clue is in the name, this spacious property is an ideal example of a family home and set on a generous plot which measures a total of 0.22 acres and immaculately presented throughout. So if you are wanting your next home to have the perfect view of the coast book a viewing with us today on 01554 759655. EPC RATING E.

Accommodation comprises of : Entrance porch, hallway, spacious lounge and sitting room/dining area, second reception room/dining room, kitchen, conservatory with anti-glare and blue-roof for climate control, downstairs shower-room, side porch, upstairs bathroom with a luxurious corner jacuzzi bath and four bedrooms- three of which are double's. Fantastic views of the Coastline can be seen from the front and side elevation and also from the garden. Externally the property sits on a spacious plot with a mixture of level-lawned are and multiple seating areas. A roomy workshop with covered decked seating area and driveway with ample parking and garage to the front.

Pwll is a small coastal village, located between Llanelli and Burry Port. It has a local shop, a few pubs, and a primary school. The village is concentrated along the north of the A484. The land rises away from the coast providing a view of the Gower Peninsula (Penrhyn Gwyr). The area is also where the The Millennium Coastal Path runs through allowing cyclists to get between Burry Port and Llanelli without the need of Cycling on the congested road during commuting hours.



..AGENTS VIEWING NOTES

PORCH

HALLWAY

LOUNGE AREA

SITTING ROOM/DINING AREA

**DINING ROOM/SECOND
RECEPTION ROOM**

KITCHEN

INNER HALLWAY

CONSERVATORY

SHOWER ROOM

SIDE PORCH

FIRST FLOOR-LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM



DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off onto "Sandy Road". Drive down Sandy Road, go straight ahead at the traffic lights and continue driving till you get to a mini-roundabout, continue onwards. At the next roundabout take the second turning off towards 'Coleg Sir Gar' continue on past the college which is on your right and then continue driving through "Bassett Terrace" then onto "Pwll Road". Take the second turning on your right signposted "Elgin Road" and follow up the hill and continue driving until you get to number 54, which is situated on the right.

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