











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 electric, water and sewerage connected. Air source heat pump. We have not checked or tested any of the services or appliances at the property. TAX: Band 'Not yet been rated, TBC.'

Floor 2

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

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,

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





- Traditionally built, Semi-detached New Build. Open-plan Living Accomodation
- Three Bedrooms
- Integral Garage & Additional Parking
- Coastal Location
- Viewing A Must!

- Air-source Heat Pump System
- Level Rear Garden
- · Chain-free!
- EPC RATING B. COUNCIL TAX BAND- NOT RATED YET.



£220,000

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30 Years

The Agent that goes the Extra Mile

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Sitting on the cusp of the pick-up for the coastal path we have for sale, this semi-detached, traditionally built, three-bedroom property offers ample parking and an integral garage. Built in 2024, this "turn-key" property offers modern living with an open-plan kitchen/breakfast/lounge, innovative technology with an air source heating pump system and in a prime spot to take full advantage of our beautiful coast tucked and away on an established street. Chain-free waiting to greet its first owner, could this new owner be you? Call today on 01554 759655 to arrange a viewing. EPC RATING B. COUNNCIL TAX BAND -NOT BANDED YET.

Accommodation comprises: Hallway, understairs storage cupboard, cloakroom/utility, open-plan lounge/breakfast/kitchen, landing, bathroom and three bedrooms. Externally open-aspect frontage with an integral garage side, additional parking and a rear garden laid to lawn.

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

HALLWAY

OPEN-PLAN LOUNGE/KITCHEN/DINER

UNDERSTAIRS CUPBOARD

CLOAKROOM/UTILITY ROOM

Llanelli Beach (2)

INTEGRAL GARAGE

LANDING

Google

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BOILER CUPBOARD





At our office head towards the traffic lights on Station Road taking the left hand lane going straight across going onto "Queen Victoria Road". At the first mini-roundabout take the second turning onto "Erw Road". Follow the road taking the third turning off on your left signposted " Old Castle Road". Follow the road up to the very end then turn left and the property is situated in front of you.



