

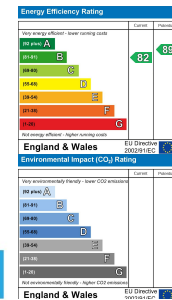


161 Old Castle Road, Llanelli, Carmarthenshire, SA15 2SW

- Traditionally built, Semi-detached New Build.
- Three Bedrooms
- Integral Garage & Additional Parking
- Coastal Location
- Viewing A Must!
- Open-plan Living Accommodation
- Air-source Heat Pump System
- Level Rear Garden
- Chain-free!
- EPC RATING B. COUNCIL TAX BAND- NOT RATED YET.

£220,000

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





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

INTEGRAL GARAGE

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BOILER CUPBOARD



DIRECTIONS

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.

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