

Floor 1



Floor 2

Approximate total area⁽¹⁾
981 ft²
91.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AKF/SC/0625/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,

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



21 Maesglas, Pontyates, Llanelli, Carmarthenshire, SA15 5SG

- Traditional, Semi-detached, Ex-local Property
- Downstairs Cloakroom & Upstairs Bathroom
- Good-sized Rear Enclosed Garden
- Ideal F.T.B
- EPC RATING C. COUNCIL TAX BAND B.
- Three Double Bedrooms
- Off-road Parking To The Front
- Village Location With Local Amenities
- Solar Panels

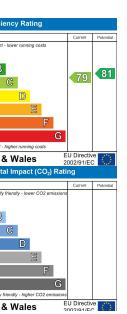
£155,000

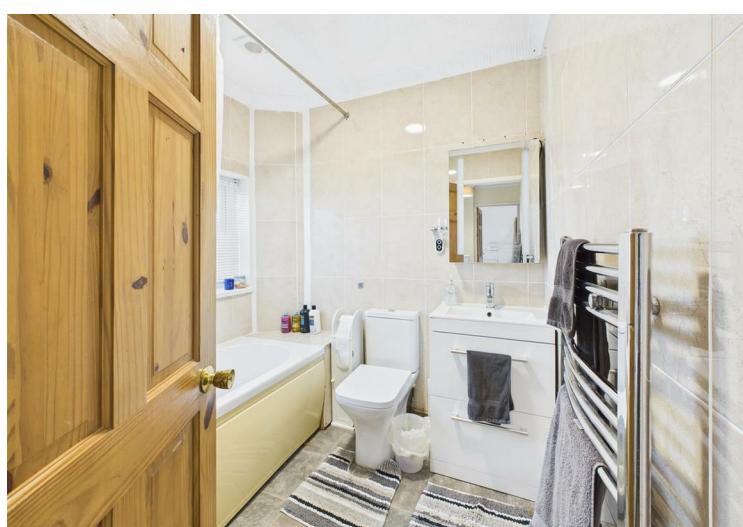
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





DIRECTIONS

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

..AGENTS VIEWING NOTES

[BEDROOM 1](#)

[HALLWAY](#)

[BEDROOM 2](#)

[DINING ROOM](#)

[BEDROOM 3](#)

[LOUNGE](#)

[KITCHEN](#)

[REAR HALLWAY](#)

[CLOAKROOM](#)

[LANDING](#)

[BATHROOM](#)