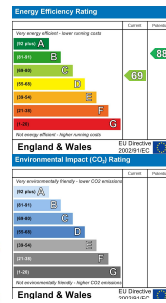


35 Langland Road, Tyshia, Llanelli, Carmarthenshire, SA15 1BR

- Mid-terrace, Traditional, Property
- Upstairs Bathroom
- Enclosed Rear Garden
- Ideal Investment/F.T.B
- Three Bedrooms
- Kitche Fitted in 2024 by Wren
- Quiet No-through-road & Situated Close to The Train Station
- EPC RATING C. COUNCIL TAX BAND B.

£145,000

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

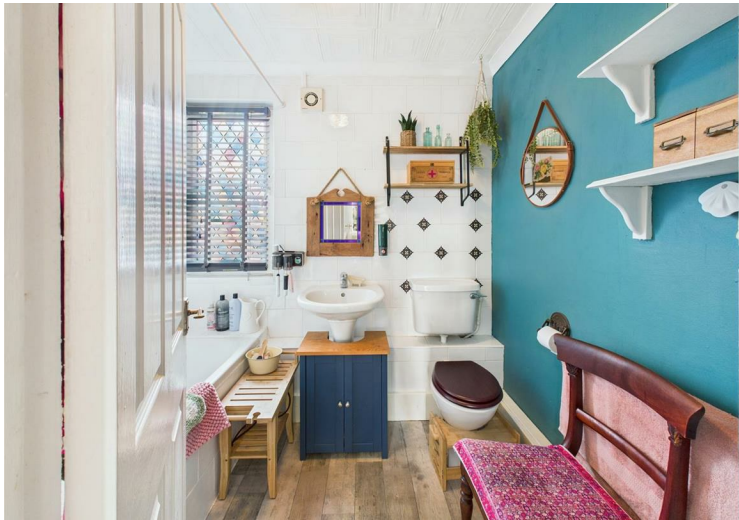


22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





Welcome to the market 35 Langland Road! We have for sale this three bedroom, well-presented, mid-terrace property, ideal for any F.T.B or maybe if you're looking for an investment. Situated on Langland Road, a no-through road on the edge of town, close enough to get to both the town centre and the popular retail parks of Trostre as well local schools and the train station, a conveniently located purchase. EPC RATING C. COUNCIL TAX BAND B.

Accommodation comprises of : Hallway, lounge/diner, kitchen/diner-kitchen was fitted by Wren in 2024, upstairs bathroom and three bedrooms. Externally, enclosed low-maintenance frontage and to the rear, an enclosed garden with patio and steps leading up to the remainder of the garden which is laid to lawn and pedestrian access to rear lane access.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen a regeneration of the docks and landscape around the town, as part of the Millennium Coastal Park project. Now 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

LOUNGE/DINER

KITCHEN/DINER

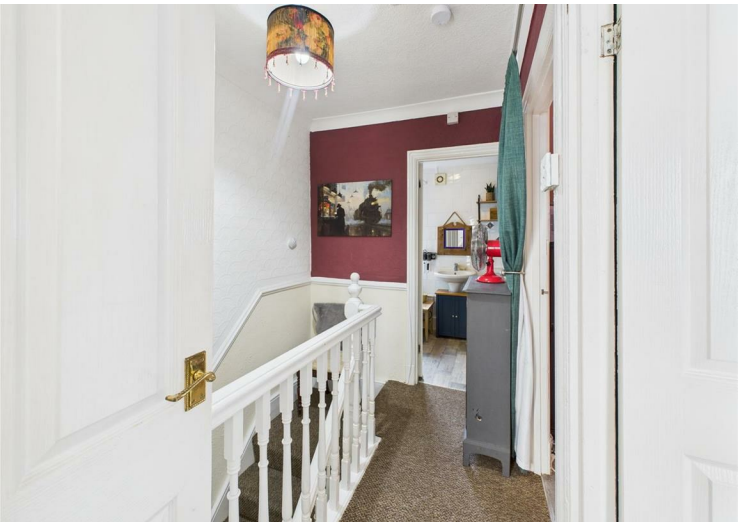
FIRST FLOOR-LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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