

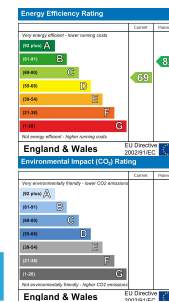


46 Greenway Street, Llanelli, Carmarthenshire, SA15 3BS

- Traditionally built, Semi-detached Property
- Two Cozy Reception Rooms
- Close To Llanelli Town Center & Sandy Water Park
- Ideal F.T.B./Investment Property
- Two Double Bedrooms
- Disabled Wet-room Downstairs & Upstairs Bathroom
- Mobility Issue Friendly!
- EPC RATING C. COUNCIL TAX BAND B.

£156,000

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



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

TAX: Band 'B'

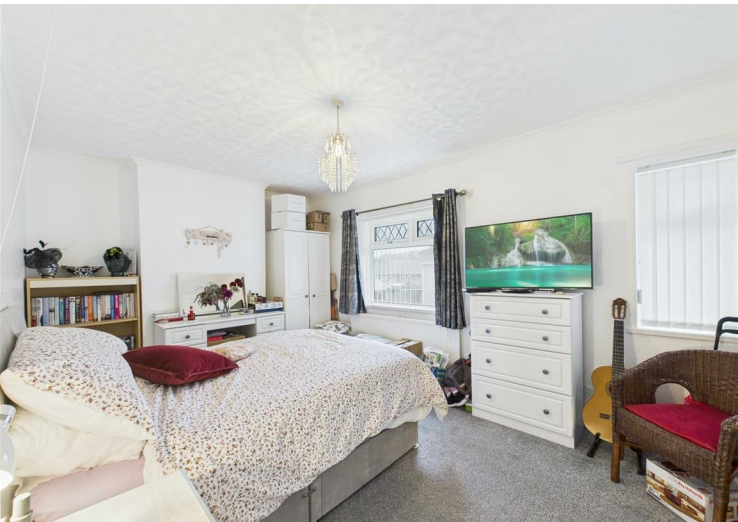
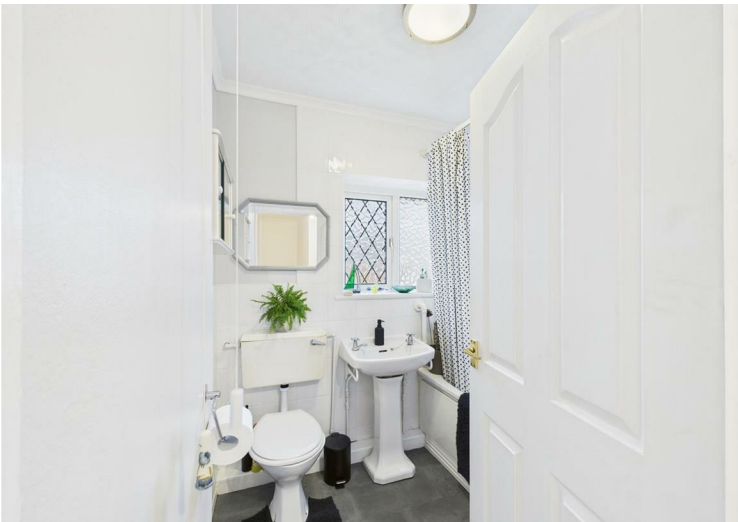
*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on AKF/SC/1025/draft

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,

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Situated on Greenway Street, a convenient street within close proximity of the town center, local schools and Sandy Water Park is where the next lucky purchasers live! We have for sale this two double bedroom, semi-detached, traditional property that boasts a wet-room downstairs and bathroom upstairs, a big bonus who may have mobility issues without needing a bungalow. Call us today on 01554 759655 to arrange your viewing. EPC C. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, sitting room, lounge, kitchen, rear hallway, wet-room, landing, bathroom and two double bedrooms. Externally, to the front, gated access with path and also a second gated access with ramp leading to the property with a small lawn. To the rear, a small enclosed garden mainly laid to lawn with secure gated access to the rear lane.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for its prime coastal location, which attracts thousands of visitors each year. The town boasts an array of high-performing primary and secondary schools, English and Welsh medium schools, a CCTA college, hospitals, popular retail parks, and local shops in the town centre. The property is a short walk from the town centre and the local beach, where you can join the Millennium Coastal Path and enjoy the natural beauty by walking or cycling.

..AGENTS VIEWING NOTES

HALLWAY

LOUNGE

SITTING ROOM

KITCHEN

REAR HALLWAY

WET-ROOM

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2



DIRECTIONS

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