

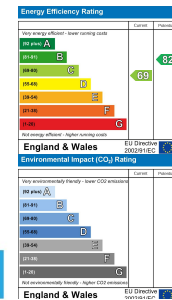


## 46 Greenway Street, Llanelli, Carmarthenshire, SA15 3BS

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

**£150,000**

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



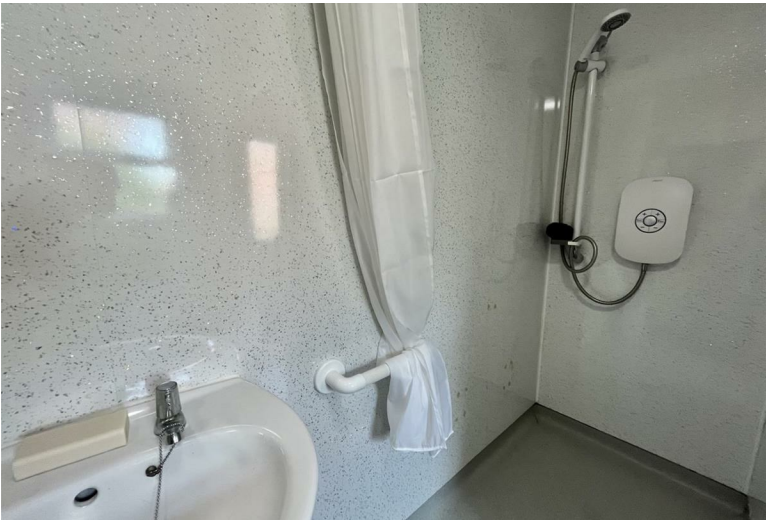
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**The Agent that goes the Extra Mile**







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**

**BEDROOM 1**

**HALLWAY**

**BEDROOM 2**

**LOUNGE**

**SITTING ROOM**

**KITCHEN**

**REAR HALLWAY**

**WET-ROOM**

**LANDING**

**BATHROOM**

**DIRECTIONS**



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.