







We respectfully ask that you call our office before viewing this property, whether internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric and water connected. Air source heat pump. Private drainage-Septic Tank. 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 AF/JHL/1025/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

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60 Maes Yr Haf, Llanelli, Carmarthenshire, SA15 3NE

- Traditional Semi Detached
- Two Bedrooms

• Two Reception Rooms

- No Forward Chain
- Ideal First Time Buyer/Investmet Property Residential Estate
 - EPC Rating D

Outskirts Of TownCouncil Tax Band B

Li C Mati

£125,000

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Located in the residential estate of Maes Yr Haf, Llanelli, this delightful semi-detached house presents an excellent opportunity for first-time buyers. With no forward chain, you can move in without delay and start making this house your home. This property is an ideal choice for those looking to step onto the property ladder in a friendly community. Situated on the outskirts of town, you will enjoy a peaceful environment while still being within easy reach of local amenities and transport links. With its appealing features and prime location, this semi-detached house is sure to attract interest. Don't miss the chance to view this wonderful home and envision your future in Llanelli. EPC RATING D COUNCIL TAX BAND

The accommodation comprises an entrance hall, two reception rooms, and a kitchen. First Floor: two bedrooms and a family bathroom. Externally: steps leading down to a low-maintenance garden to the front with a side entrance to the rear. The rear garden consists of brick-built outbuildings, a raised decked area and a garden mainly laid to lawn.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. In recent years, the docks and the surrounding landscape 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

KEY INFORMATION* Traditionally built. Ex Local Authority Mains water, electric, gas and sewerage connected—council tax band B. There are steps leading down to the front of the property and steps down from the raised decking to the rear. There are covenants and easements on the title; we have a copy on file... For this location, according to Ofcom, the following information is available: Broadband availability —up to Ultrafast (1800 Mbps); Mobile availability—EE good outdoor; all other major providers. Good outdoor variable in the home. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

ENTRANCE HALL
SITTING ROOM
LOUNGE
KITCHEN
FIRST FLOOR
BEDROOM
BEDROOM
FAMILY BATHROOM



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