



Floor 1



Floor 2



Approximate total area⁽¹⁾
679 ft²
63 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

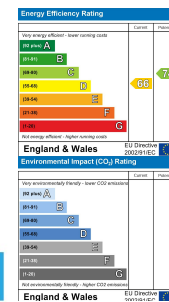


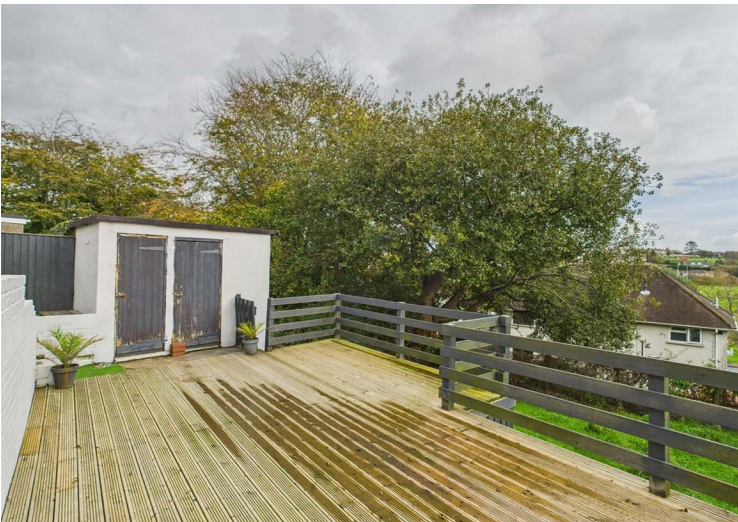
60 Maes Yr Haf, Llanelli, Carmarthenshire, SA15 3NE

- Traditional Semi Detached
- Two Reception Rooms
- Ideal First Time Buyer/Investmet Property
- Outskirts Of Town
- Council Tax Band B
- Two Bedrooms
- No Forward Chain
- Residential Estate
- EPC Rating D

£125,000

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





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.