



17 Penrhwyn Gwyn, Llanelli, SA15 2AX

£232,500



Presenting to the market this Three Bedroom Town House in the popular area of 'Penrhwyn Gwyn' Machynys, Llanelli. The property is well presented through and is set in a well established sought after location with great links to the Millennium Coastal path, Machynys Golf Course and the soon to be 'Pentre Awel' Leisure Development.

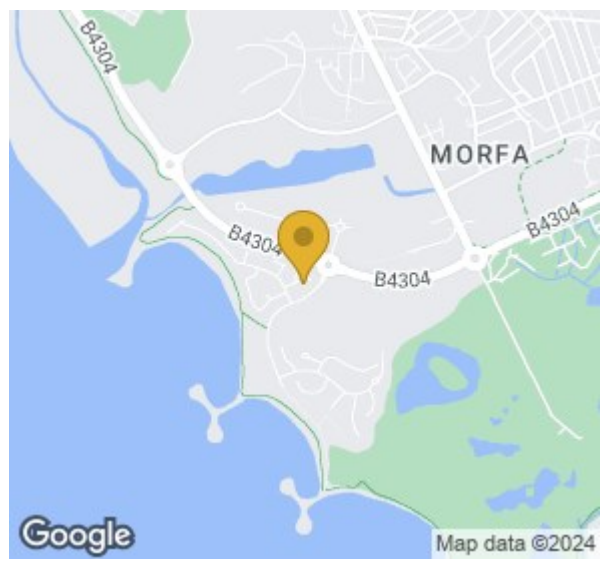
Surrounded by similar style properties, this property comprises Kitchen, handy Cloakroom and a Lounge with double doors leading to the garden, to the first floor you will find Two Double Bedrooms with a stylish Family Bathroom. On the second floor you will find the Master suite complete with Dressing Room and En-Suite. Externally there is a small frontage with a pathway leading to the front door, to the rear is an enclosed rear garden with access to the off road parking and Garage.

The property, benefitting from excellent access to Llanelli Beach and further comprises :

- Three Storey, Three Bedroom Town House
- Off Road Parking and Garage
- Family Bathroom, En- Suite to Master and Cloakroom
- Good Access to local amenities and local beach
- Master Bedroom with Dressing Room
- EPC Rating C
- Council Tax Band D
- Approx m2 - 112

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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