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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN



72 Stryd Y Maswr, Llanelli. SA15 4DZ

£165,000



PETER MORGAN

Main Features

- 2 Bedrooms
- Off Road Parking
- Popular Location
- Freehold
- EPC Rating - B
- Semi-Detached Property
- Conveniently Located for M4
- Gas Central Heating
- Council Tax Band C
- Need a Mortgage? We can help

General Information

2 BEDROOM, 1 BATHROOM STYLE SEMI DETACHED MODERN HOME WITH LANDSCAPED GARDEN, DOUBLE DRIVEWAY, KITCHEN, LIVING ROOM & MORE!

ideal for access to Llanelli Town Centre, Troestre Retail Park, The Millennium Coastal path, Pembrey Country park, Primary and Secondary schools as well all the other amenities this popular area has to offer

GROUND FLOOR

Hallway

Radiator. uPVC Door, Door to kitchen, door to living room, door to WC, door to storage cupboard

W.C.

Two piece suite in White comprising w.c with push button flush, hand wash basin, Tiled floor, Radiator,

Kitchen

uPVC double glazed window to front aspect. Fitted kitchen. Wood effect worktops.. Integral oven, grill, hob and extractor hood. Composite one and a half bowl sink unit with mixer taps. Space for fridge freezer. Tiled floor. Radiator.

Living Room

uPVC double glazed window to side aspect. uPVC French doors to garden. Fitted carpet. Radiator.

FIRST FLOOR

Family Bathroom

uPVC double glazed frosted window to rear. Fitted three piece bathroom suite in White comprising w.c with push button flush, wash hand basin & panelled bath with shower. Tiled to ceiling above and around bath. Tiled by sink and wc. Radiator. Extractor fan.

Bedroom 1

2 uPVC double glazed windows to front aspect, Radiator. Fitted carpet. Storage cupboard.

Bedroom 2

uPVC double glazed window to rear, Radiator, Fitted carpet

EXTERIOR

Garden

Landscaped rear garden paved patio, Decking and Lawn. Access to front. Wood fencing. Water tap.

Frontage

Off road parking to front for two cars. Gate access leading to rear garden.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity , mains water, mains gas, mains drainage (services not tested)

Current council tax banding

C

Current heating type

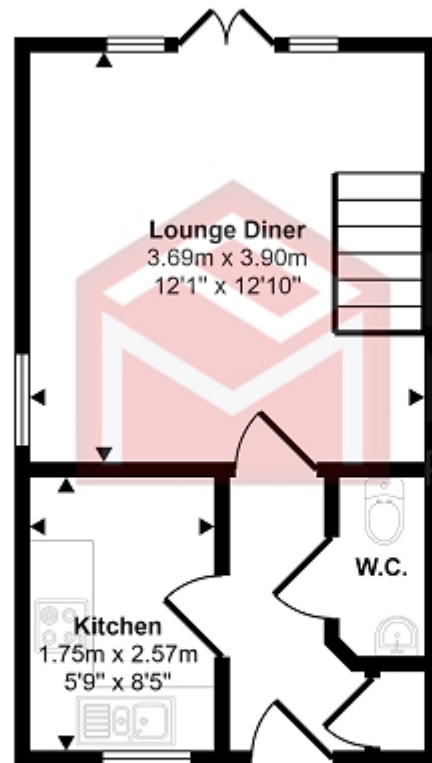
Combi

Tenure (To be confirmed)

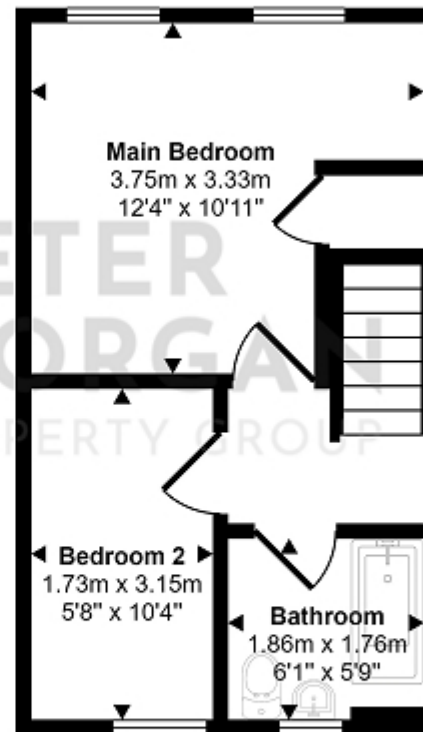
Freehold



Approx Gross Internal Area
50 sq m / 534 sq ft




Ground Floor
Approx 25 sq m / 266 sq ft



First Floor
Approx 25 sq m / 268 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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