

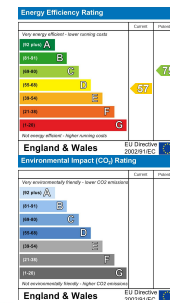


9 Druce Street, Seaside, Llanelli, Carmarthenshire, SA15 2NU

- Traditional Terraced House
- Downstairs Family Bathroom
- Ideal F.T.B Who Would Like To Put Their Own Stamp On It
- Chain-free
- EPC RATING D. COUNCIL TAX BAND B
- Three Bedrooms
- Requires Updating Throughout
- Rear Paved Courtyard
- Close To The Beach & Coastal Path

Chain Free £115,000

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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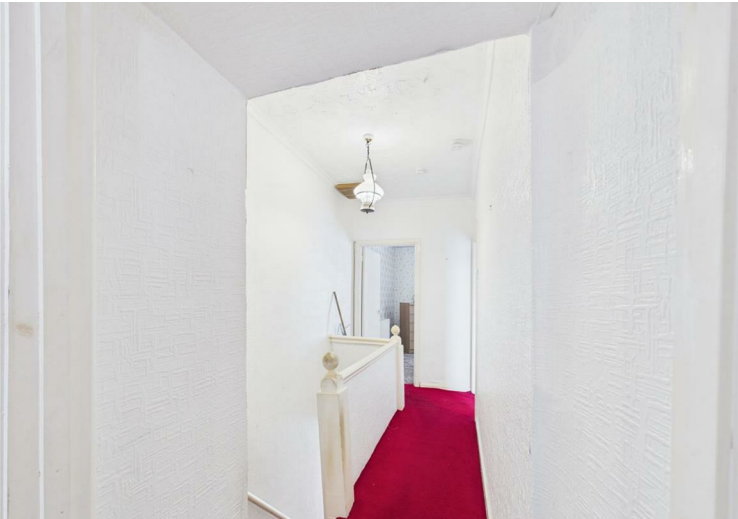


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The Agent that goes the Extra Mile





Situated in the popular "Seaside" area of Llanelli, we have for sale this three-double bedroom mid-terrace property, chain-free and ready to welcome all you lucky buyers! This property has been a well-loved family home for over 60 years but now the time has come to hand the keys over to a new owner. An ideal buy for all you first time buyers looking to get themselves on the property ladder and is happy to give the property a modern uplift and wanting to put your own stamp on it. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises: hallway, lounge/diner, spacious kitchen/diner, downstairs family bathroom, landing and three double bedrooms. Externally, a small courtyard patio garden to the rear with secure gated pedestrian access to a rear lane.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen regeneration of the docks and surrounding landscape 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. Mains water, gas, electric and sewerage connected. Council tax band B. Downstairs bathroom. Polycarbonate roof over the lean-to/utility room. On-street parking. Property does require updating throughout. Polystyrene ceiling tiles on some of the ceilings. Unregistered title. For this location, according to Ofcom, the following information is available: Broadband availability - Ultrafast (1800 Mbps). Mobile availability - variable mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. what3words///adults.deflection.lights

HALLWAY

LOUNGE/DINER

KITCHEN/DINER

DISABLED WET/SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3



DIRECTIONS

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