



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, gas, sewerage and water connected. 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 AJS/SC/0326/OK

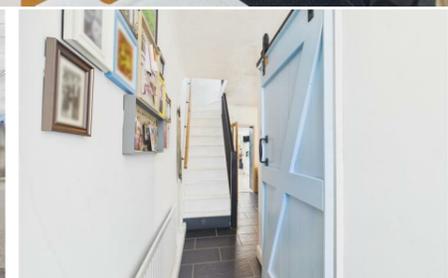
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

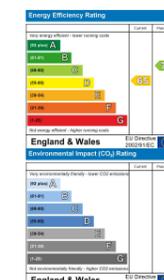
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



19 Rhandir Terrace, Llangennech, Llanelli, SA14 8TY

- Mid-terrace Traditional Property
- Lounge Through To Sitting Room & Sun-room
- Three Bedrooms
- Downstairs Family Bathroom & Upstairs Cloakroom
- Patio & Decked Rear Garden With Roomy Summer-house
- Well-presented Throught
- Friendly Village Location
- EPC RATING D. COUNCIL TAX BAND B.



Price £182,950

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The Agent that goes the Extra Mile

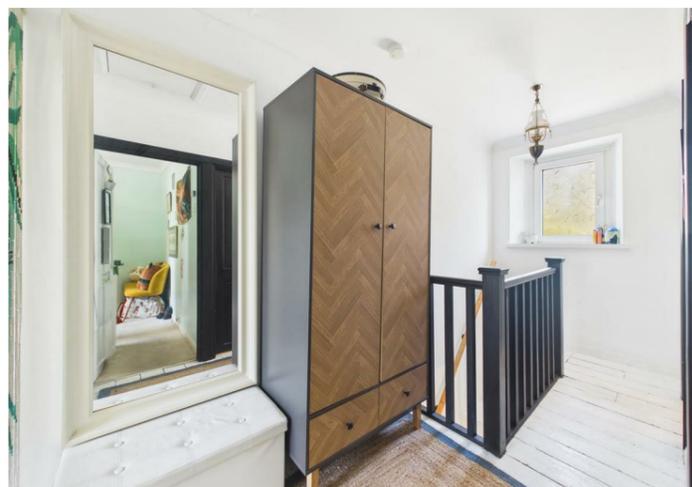




Found nestled in the middle of Rhandir Terrace in the popular village location of Llangennech, we have for sale this three bedroom stone-fronted property. Attentively owned by the current vendor for over 30 years this property has been well loved, well maintained and waiting to welcome all you lucky buyers! An added bonus with this property is you have a downstairs family bathroom and upstairs cloakroom a must for everyone these days. Location is key if you want the M4 links and you want to belong to a friendly village community. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway into lounge, opening into sitting room, kitchen/diner with pantry, storage cupboards (boiler in-situ), family bathroom, sun-room, landing, cloakroom and three bedrooms. Externally, to the rear garden consists of patio area, summerhouse with lights and electric connected with a decked area behind. There is no rear boundary wall fence as it backs onto fenced off private property which is owned by Pontrilas.

Llangennech is a village east of Llanelli with close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north.



..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band B. On-street parking. There is no boundary fence/wall at the rear of the garden as it goes onto scrub-land owned by Pontrilas, one can be erected as there is a clear line there. The property is situated opposite an industrial estate. For this location, according to Ofcom, this is the following information: Broadband availability-up to Superfast (76 Mpbs), Mobile availability-full mobile coverage O2, limited phone coverage for Three, EE and Vodaphone. Based on the information currently available to the

Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

SITTING ROOM

KITCHEN/DINER

PANTRY

BOILER CUPBOARD

FAMILY BATHROOM

CONSERVATORY

LANDING

CLOAKROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

SUMMERHOUSE



DIRECTIONS

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