



## 26 Estuary Park, Llangennech, Llanelli, Carmarthen, SA14 8UF

- Non-traditional Constructed, Brand New Park Home
- Two Bedrooms
- Driveway & Garage (which needs attention)
- Chain-free!
- Over 50's Residential Estate
- Open-plan Lounge/Kitchen
- Small Rear Courtyard
- EPC EXEMPT. COUNCIL TAX BAND-RATING NOT AVAILABLE YET

**Price £124,950**



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

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***The Agent that goes the Extra Mile***







Making an appearance on the market with us here at West Wales Properties we have two bedroom park home, set in a very charming and private estate for the over 50's in the popular village location of Llangennech. This park home is a brand new model and offers a more modern way of living with the open-plan living accommodation. Viewings are strictly via the office so don't delay in booking a viewing today on 01554 759655. Cash purchase only! EPC EXEMPT.

Accommodation comprises : Hallway which leads to the two bedrooms and bathroom then opens out into the open-plan kitchen/lounge. Externally this park home is enclosed and offers two driveways. One driveway leads to a garage (which needs attention) and the other driveway leads to the rear courtyard.

Llangennech is a village situated to the east of Llanelli and has 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. Good transport links to the M4.

### ..AGENTS VIEWING NOTES

\*\*\* KEY INFORMATION \*\*\* Non-traditional park-home construction. Situated in a semi-retirement park for the over 50's. Cash purchase only. The main electric, water, and sewerage are connected. LPG bottles connected to run theThe garage does require attention. Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability network coverage- full coverage for O2 and Vodafone, limited coverage for EE and Three. The property is a coal mining area; a mining report is recommended. EPC is exempt due to being a park home. Perpetual ownership is under the conditions of the park rules that we have on file. We advise that you request a

copy. The park-home is freehold but the plot it sits on is leasehold on a life-long lease, the vendor has informed us that you pay £155 p/c/m ground rent and an additional payment of £30 p/c/m for the water rates. The Park Fee is under annual review based on a percentage increase of the CPI Index. A fee is payable to the park owner based on 10% of the sale price on the sale of the property to a new owner. WHAT3WORDS: ///flashing.stored.backswing

### BEDROOM 1

### HALLWAY

### OPEN-PLAN KITCHEN/LOUNGE

### BEDROOM 2

### BATHROOM



### DIRECTIONS

At our office on Murray Street proceed to the traffic lights and turn right. You want to follow the directions that take you to the M4. After the roundabout for "Llanelli Crematorium" you will approach another roundabout, at this roundabout take the third turning off and follow the road down taking a left-hand bend and continuing until you get to a junction. At the junction turn right onto the main road going through the village on "Bridge Street". Take the second turning off on your left just after "The Bridge" which is situated on our right signposted "Heol Y Parc". As you bear round a left-hand bend take the first turning off into "Estuary Park". Follow the road up, at the small junction turn left then first left again. WHAT3WORDS: ///flashing.stored.backswing

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.