

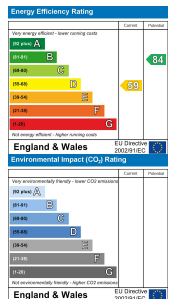


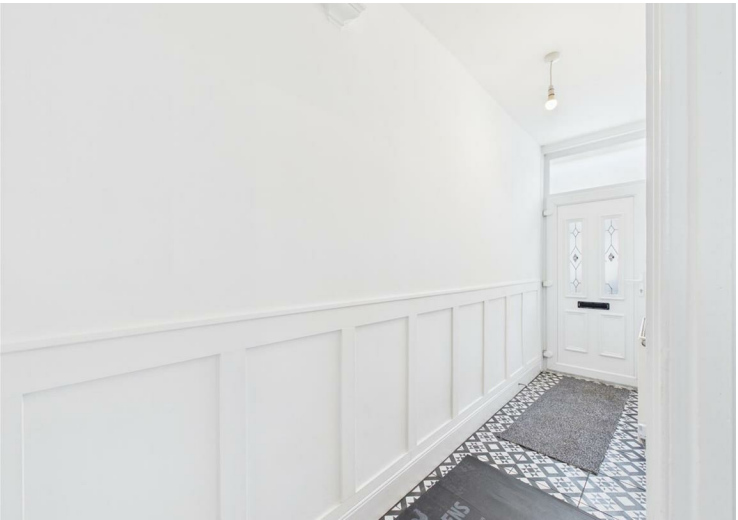
## 1 Pottery Place, Llanelli, SA15 1ST

- Traditional End Terrace Property
- Two Reception Rooms
- Undergone An Uplift Throughout
- Chain Free
- EPC RATING D. COUNCIL TAX BAND B.
- Three Bedrooms
- Modern Kitchen & Bathroom
- Garage & On-street Permit Parking
- Town Center Location

**Chain Free £139,000**

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





Chain-free and recently having a fresh uplift, we have for sale this three-bedroom, end-of-terrace property on a quiet, well-established street in the heart of Llanelli town centre, hidden away from the hustle and bustle. New carpets, new kitchen, fresh paint work and now all this property is waiting for is the lucky buyer, could this be you? If so, call us today on 01554 759655 to book your appointment. COUNCIL TAX BAND B. EPC RATING D.

Accommodation comprises: Hallway, sitting room, lounge, kitchen/diner, rear hallway, bathroom, landing and three bedrooms. Externally, there is a rear enclosed courtyard-style patio garden with secure gated pedestrian access to the side, and a good-size garage with outhouse.

Llanelli in Carmarthenshire is on the Loughor estuary on the South Wales coast. In recent years, the docks and surrounding landscape have been regenerated as part of the Millennium Coastal Park project. Llanelli is known for its wildlife havens, including the National Wetlands Centre and Sandy Water Park, Millennium Quays, the Discovery Centre, the Machynys Championship Golf Course, and the Festival Fields.



**..AGENTS VIEWING NOTES**

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Main gas, water, electricity, and sewerage are connected. Chain-free. Council tax band B. On-street parking, plus a rear garage; the garage has an asbestos roof and electric roller shutter door. Situated in a permit parking area (taken from the Carmarthen County Council website), the following information applies: Maximum 3 permits per household, with a cost per permit; you can apply for a permit through [www.carmarthenshirecountycouncil.co.uk](http://www.carmarthenshirecountycouncil.co.uk). For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (10,000 Mbps);

Mobile availability—full mobile coverage for EE, O2, and Three; limited mobile phone coverage for Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS:///think.guitar.models

**HALLWAY**

**SITTING ROOM**

**LOUNGE**

**KITCHEN/DINER**

**REAR HALLWAY**

**BATHROOM**

**LANDING**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**



**DIRECTIONS**

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