

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'

WHAT3WORDS///petal.unique.fish

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on SC/SC/1026/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.

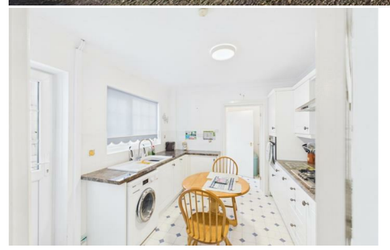
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
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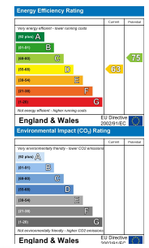






3 Penry Place, Llanelli, Carmarthenshire, SA15 1LA

- **Mid-terraced, Ex-local Authority Traditionally Built House**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Wet-room Downstairs & Separate Bathroom & W.C Upstairs**
- **Chain Free & Requiring Some TLC Throughout**
- **Immaculately Presented Kitchen With Integrated Appliances**
- **Rear Enclosed Garden Mainly Laid With Lawn With Rear Lane Access**
- **Tucked Away In A Quiet Cul-de-sac Location In Llanelli Town Center**
- **Close To Local Schools, Shops Transport Links**
- **EPC RATING D. COUNCIL TAX BAND B.**



Chain Free £125,000

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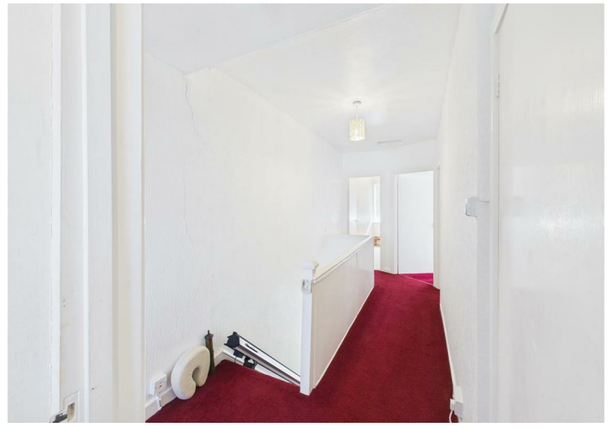
The Agent that goes the Extra Mile



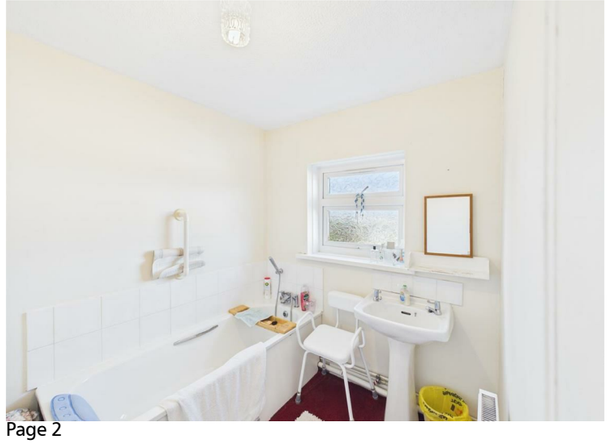


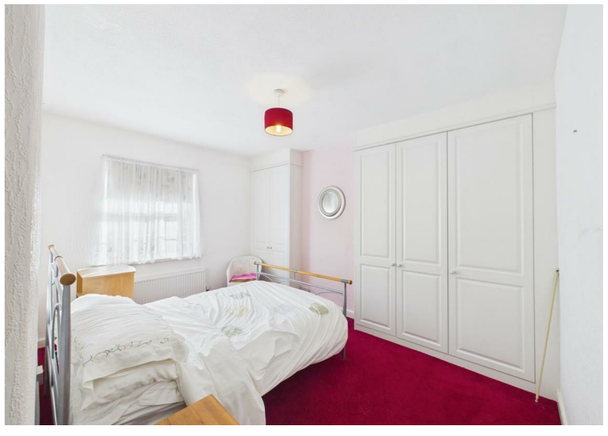
















Situated in a quiet cul-de-sac, tucked away from the town centre close to all local amenities and schools, we have for sale this mid-terrace three bedroom property chain-free and ready to view! The property boasts two reception rooms and has an added advantage of a wet-room downstairs and bathroom with separate W.C. upstairs a flexible must for any family theses days. This well-loved property requires a general modern uplift throughout to make it feel loved again. Viewings are highly recommended for you the lucky buyer to appreciate the size and location for yourselves, call us today on 01554 759655. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, sitting room, lounge, kitchen/diner with all integrated appliances and washing machine included, inner hallway, wet-room, landing, airing/boiler cupboard, bathroom, separate W.C and three bedrooms. On-street parking to the front. An enclosed rear garden which is mainly laid do a gentle down-ward sloping lawn and a few mature shrubs, wooden garden shed and pedestrian gated access to a rear lane.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. In recent years, the docks and landscape around the town have been regenerated 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, ex-local authority property. Mains water, gas, electric and sewerage connected. On-street parking. Council tax band B. There are covenants and easements on the title; we have a copy on file which states they are filed on the original. The title is still registered to the deceased owner, transfer into new ownerships name will be done via the purchasers solicitor during the conveyancing process. The vendor has confirmed that there is a new roof (2022) and a boiler has been installed but is unable to provide the building regulation certificate .There is a crack upstairs on the landing which the vendor has confirmed is due to a heavy old stairlift which has now been replaced.
There is a flat-roof over the wet-room extension. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (10,000 Mbps); Mobile availability— full mobile phone coverage for Three, variable mobile phone coverage on all mobile phone network. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.
WHAT3WORDS///petal.unique.fish

HALLWAY

SITTING ROOM

LOUNGE

UNDERSTAIRS CUPBOARD

KITCHEN/DINER

INNER HALLWAY

WET-ROOM

LANDING

AIRING/BOILER CUPBOARD

W.C.

BATHROOM

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.