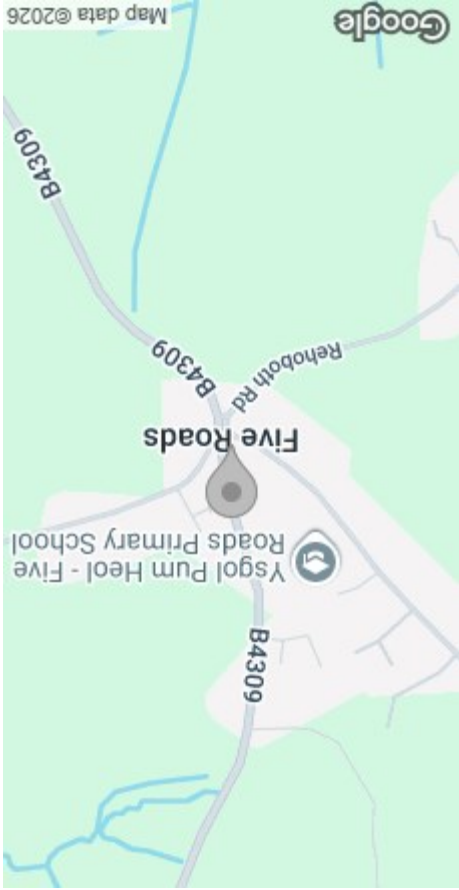


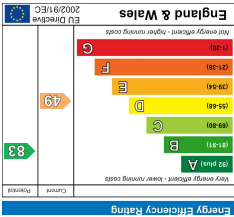
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

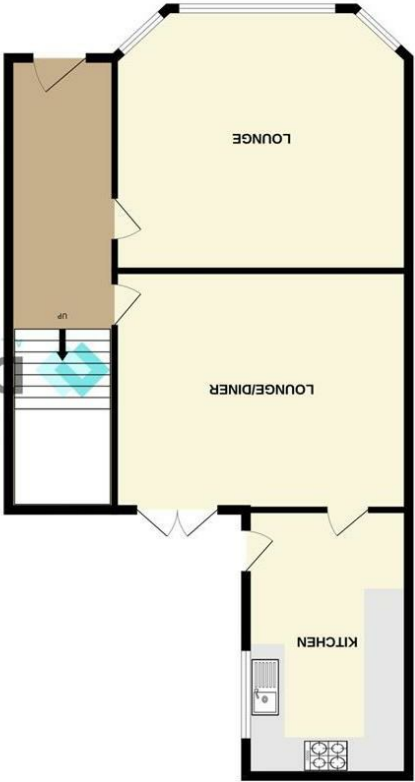


AREA MAP

EPC



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



2 Parkum Villas

Five Roads, Llanelli, SA15 5YR

Offers Around £155,000

2 1 2 E

GENERAL INFORMATION

Located in Five Roads, Llanelli, this two-bedroom semi-detached house offers well-proportioned accommodation and a large rear garden. The property has two reception rooms, a practical kitchen and a bathroom with both a separate shower and bath. The two bedrooms provide suitable accommodation for couples, small families or first-time buyers. To the rear is a large garden providing useful outdoor space. There is also parking to the front of the property. A further benefit is a purpose-built brick outhouse located separately along the road. The outhouse is held on a separate title and provides useful additional storage, with parking available to the front of the building. The property is offered chain-free and provides a good opportunity for a buyer looking for a home with additional storage and parking in a convenient Five Roads location

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
12'10" x 10'5" (3.93 x 3.2)

Lounge/Diner
12'7" x 10'4" (3.85 x 3.16)

Kitchen
13'3" x 6'10" (4.06 x 2.1)

First Floor

Landing

Bedroom One
12'3" x 9'1" (3.75 x 2.77)



Bedroom Two
9'4" x 7'11" (2.87 x 2.43)

Bathroom
9'6" x 5'6" (2.91 x 1.69)

External

Parking
Garage with parking space in front which is to the left of 1 Parkum Villas.

Council Tax band = C

EPC = E

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water.
Broadband - Connected at the property.
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

