



Approximate total area⁽¹⁾
846 ft²
78.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating		Current	Future
Very energy efficient – lower running costs 100 kWh A 80 kWh B 60 kWh C 40 kWh D 20 kWh E 10 kWh F 5 kWh G		68	7
Not energy efficient – higher running costs EU Directive 2002/91/EC		England & Wales Environmental Impact (CO₂) Rating	
Very environmentally friendly – lower CO₂ emissions 100 kWh A 80 kWh B 60 kWh C 40 kWh D 20 kWh E 10 kWh F 5 kWh G		Current	Future
Not environmentally friendly – higher CO₂ emissions EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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Located in the popular residential estate of Pen Y Wern, Stradey, we have pleasure in offering for sale this semi-detached property in one of Llanelli's prime spots where people want to live! This property has been a well-loved family home for many years and looking for the next lucky owner to give it a little uplift and make many more happy memories. Close to both Welsh and English schools, college, convenience stores and not too far to pick up the millennium coastal path. Call us today on 01554 759655. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises : Entrance porch, hallway, lounge, kitchen/diner, understairs cupboard, landing, bathroom and three bedrooms-two bedrooms with cupboards. Externally to the front, driveway with the remainder laid to lawn and gated access to the rear garden. A rear enclosed garden which is mainly laid to lawn and outbuildings.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-know for the prime coastal location which attracts thousands of visitors each year. Accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town centre and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



..AGENTS VIEWING NOTES

BEDROOM 3

ENTRANCE PORCH

HALLWAY

LOUNGE

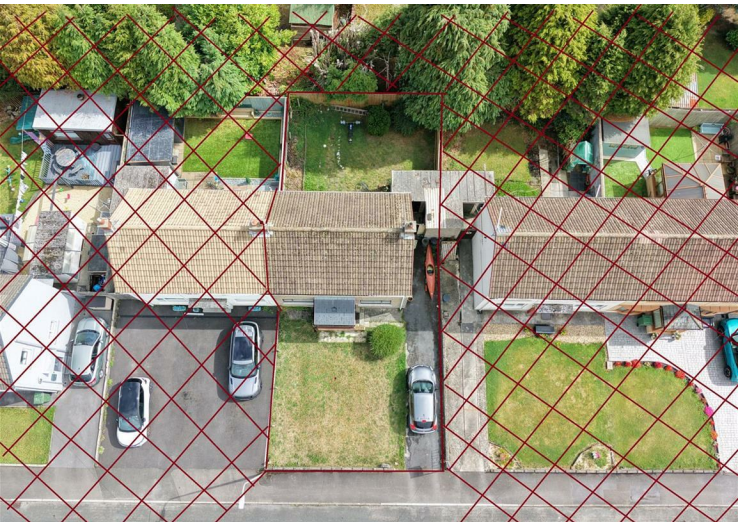
KITCHEN/DINER

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2



DIRECTIONS

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