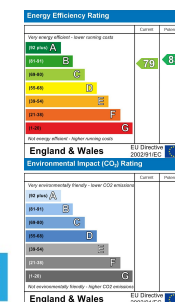


First Floor 6 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ

- First Floor Flat
- Open Plan Lounge/Kitchen/Diner
- Town Center Location
- Predicted EPC RATING C
- Two Bedrooms
- Fully Refurbished to a High Standard
- Ready for Occupancy



Offers In Excess Of £75,000

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



We would respectfully ask you to call our office before you view this property internally or externally.

View: By appointment with the Agents 01554 759655
 Services: We have not checked or tested any of the Services or Appliances
 Tenure: We are advised Freehold
 Tax: Band TBC

Take On RM/SC/10/20/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.

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

Fresh to market a fully refurbished two bedroom, first floor FLAT has made it's way onto the market with us here at West Wales Properties and it's ready for occupancy! Situated in Murray Street local to Llanelli Town Centre a location convenient for all transport routes as well as the local beach and town a pleasing property if wanting a property with smaller overheads to a house. Chain free and ready to view, call 01554 759655. Predicted EPC RATING C

Comprising of : Entrance hallway, entrance porch with stairs up to the landing, open plan lounge/kitchen/diner, two bedrooms and bathroom.

Llanelli in Carmarthenshire sits on the Loughor estuary on the South Wales coast. Recent years have seen a regeneration of the docks and landscape around the town, as part of the Millenium Coastal Park project. Now Llanelli is known for the wildlife havens of the National Wetlands Centre and Sandy Water Park, Millenium Quays and the Discovery Centre, the Machynys championship golf course and the Festival Fields.

SHARED ENTRANCE HALLWAY 7'5" x 6'3" (2.273 x 1.922)

HALLWAY

LANDING

OPEN PLAN

LOUNGE/KITCHEN/DINER

20'9" (max) x 12'0" (max) (6.345 (max) x 3.660 (max))

BATHROOM

6'6" x 5'6" (2.001 x 1.693)

BEDROOM 1

9'11" x 6'7" (3.045 x 2.023)

BEDROOM 2



DIRECTIONS

At our office turn left and follow the road down to number 6.

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