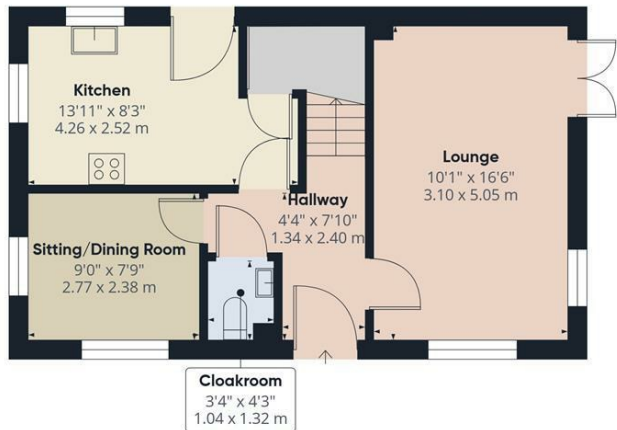
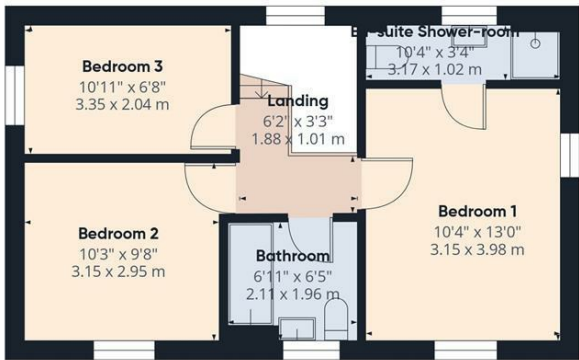




Floor 1



Floor 2



Approximate total area⁽¹⁾
864 ft²
80.4 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

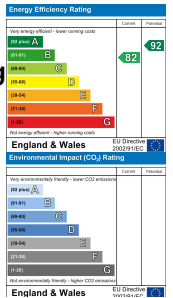


23 Stryd Y Maswr, Llanelli, SA15 4DX

- Detached, Traditional & Modern Property
- Three Bedrooms
- Cloakroom, Bathroom & En-suite Shower-room
- Garage & Driveway & Bonus Additional Parking To the Front
- South-westerly Facing Good-Size Garden To The Side Of The Property
- Sought After Modern Estate Within Walking Distance of The Coast, Local Schools & Amenities
- One to View!
- EPC RATING B. COUNCIL TAX BAND D.

£280,000

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



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The Agent that goes the Extra Mile





Set in the heart of the popular and modern Parc Y Stradey estate, we have this traditionally built three-bedroom detached property for sale. This well-presented property is a little bit different from "the norm" as it offers you a good-size garden to the side and is perfectly positioned to get the most out of the good weather. The driveway and garage are located to the rear, with additional parking to the front, a bonus for any family! Another benefit to this property is the versatility of the dining room; other uses could be a snug/office/playroom. What would your preference be? Call today on 01554 759655 to book a viewing. EPC RATING B. COUNCIL TAX BAND D.

Accommodation comprises: hallway, cloakroom, lounge, dining room, kitchen, storage cupboard, landing, bathroom, and three bedrooms, including a master bedroom with an en-suite shower room. Externally, it has an open-aspect frontage that can accommodate additional parking. To the rear, a driveway leads to a detached garage and secure gated pedestrian access into a good-size enclosed garden, mainly laid to lawn, with a raised decked seating area.

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-known 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 center and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.

..AGENTS VIEWING NOTES

KEY INFORMATIONTraditionally built. Mains gas, water, electric and sewerage connected. Council tax band D. There are restrictive covenants and easements on the title, we have a copy on file. There is a service charge for REMUS (maintenance company) the vendors have provided a statement for this year pay £74.45 (taken from '26 statement). NHBC certificate on file, cover end date 24/10/29. The vendor has informed us that the loft is fully boarded with pull-down loft ladder. For this location according to Ofcom this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- Full coverage for EE, O2

and Three, variable in home for Vodaphone and good outdoor coverage. From the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///photos.impose.maker

HALLWAY

CLOAKROOM

LOUNGE

SNUG/OFFICE/PLAYROOM

KITCHEN

STORAGE CUPBOARD

LANDING

BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

GARAGE



DIRECTIONS

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