

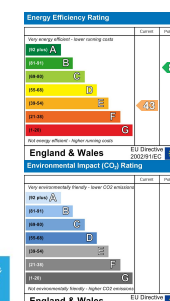


### 19 Gilbert Road, Llanelli, Carmarthenshire, SA15 3RA

- Traditional Mid Terrace Property
- Two Reception Rooms
- Town Location
- Garage with Rear Lane Access
- Three Bedrooms
- Conservatory
- No Forward Chain
- EPC RATING E. COUNCIL TAX BAND C.

**Price £125,000**

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.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band C

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

TAKE ON JHL/SC/0725/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,

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Situated in a street within proximity to Llanelli Town Centre, local amenities, schools and bus transport, we have for sale this three-bedroom, mid-terraced property, chain-free and ready to view. This property is an ideal first-time purchase if you're looking for a place where you can put your stamp on it or as an investment due to its realistic price tag. Call today on 01554 759655 to arrange a viewing. EPC RATING E. COUNCIL TAX BAND C.

The accommodation comprises a hallway, two reception rooms, a kitchen, and a conservatory, all of which are accessible from the kitchen. First floor: landing, three bedrooms, shower room with separate WC. Externally, an enclosed rear garden, detached garage with rear lane access.

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 its prime coastal location, which attracts thousands of visitors each year. The town boasts an array of high-performing primary and secondary schools, English and Welsh medium schools, a CCTA college, hospitals, popular retail parks, and local shops in the town centre. The property is a short walk from the town centre and the local beach, where you can join the Millennium Coastal Path and enjoy the natural beauty by walking or cycling.



**..AGENTS VIEWING NOTES**

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Mains gas, water, electricity, and sewerage are connected. Council tax band C. On-street parking and there is a garage at the rear of the property. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability- full mobile coverage for EE, Vodafone and O2, limited phone coverage for Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

**VESTIBULE**

**HALLWAY**

**LOUNGE**

**SITTING ROOM**

**KITCHEN**

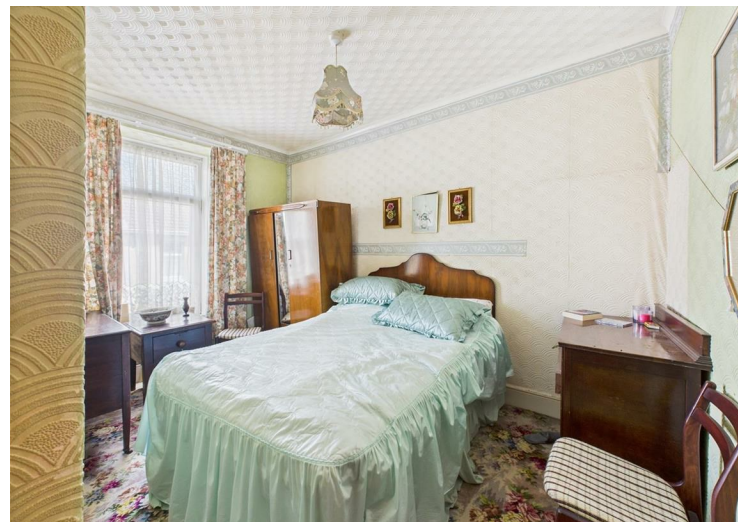
**LANDING**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**BATHROOM**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.