

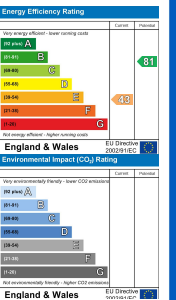


## 19 Gilbert Road, Llanelli, Carmarthenshire, SA15 3RA

- 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 £117,000**

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



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**The Agent that goes the Extra Mile**





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 seperate 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. Requires updating in parts. No central heating in the bedrooms. Please note : Following survey there are indications of damp at the property. For this location, according to Ofcom, this is the following information: Broadband availability- up to Ultrafast (1800 Mpbs), 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.