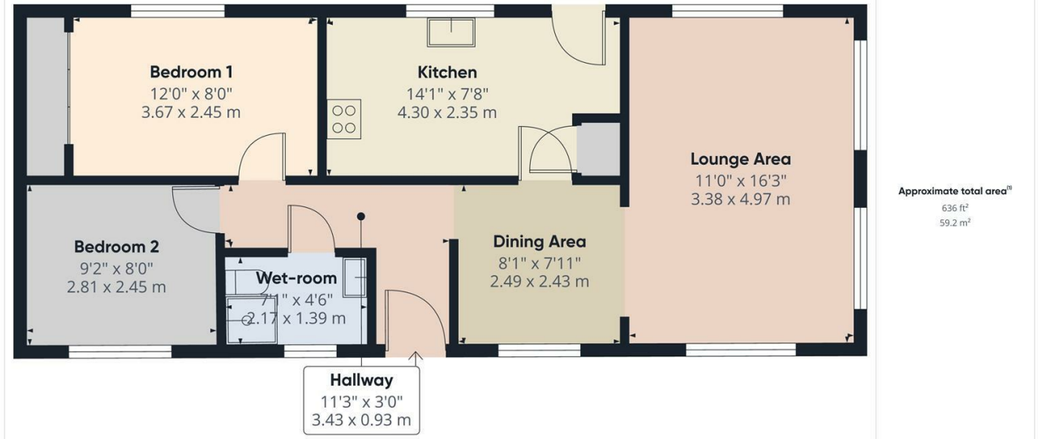


Approximate total area(1)
636 ft²
59.2 m²

(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

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 Perpetual Ownership. Monthly Fees Apply
SERVICES: Mains water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band "B"

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

Take on SC/SC/1126/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,

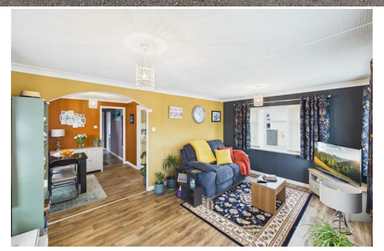
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk









5 Estuary Park, Llangennech, Llanelli, SA14 8UF

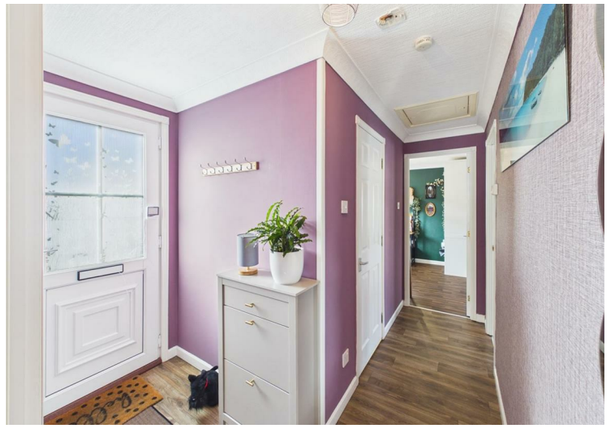
- Non-traditional Constructed Detached Park Home
- Immaculately Presented Inside & Out
- Off-road Parking For A Vehicle
- Prime Village Location
- EPC EXEMPT. COUNCIL TAX BAND B.
- Two Bedrooms
- Low-maintenance Garden to the Side & Rear
- Safe & Friendly Private Over 50's Semi-retirement Estate
- Viewing Recommended!

£125,000

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The Agent that goes the Extra Mile

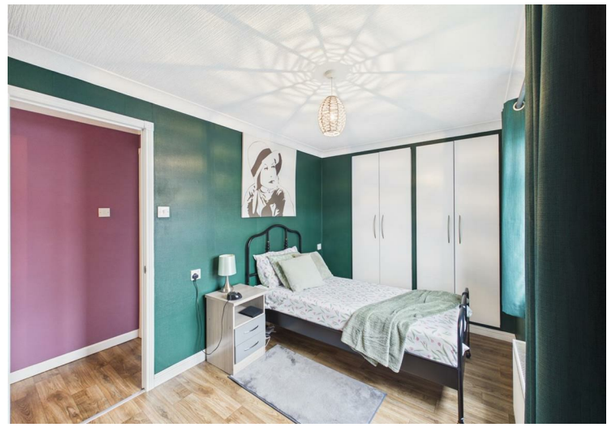


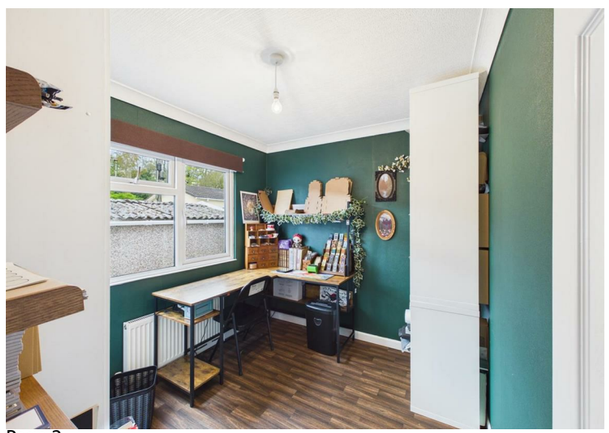
















We have pleasure in offering for sale this WELL PRESENTED, two bedroom park home, set in a very charming and private estate for the over 50's in the popular village location of Llangennech. Viewing is highly recommended to appreciate everything this home has to offer you, from the lovely flow of the property to the low-maintenance gardens. Immaculately presented throughout with a fully fitted galley kitchen and convenient wet-room, as well as off-road parking for a vehicle. Viewings are strictly via the office so don't delay in booking a viewing today on 01554 759655. EPC EXCEMPT. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, dining room area through to lounge area, galley kitchen, wet-room and two bedrooms. Externally a wrap-around plot with gated access to the rear and side garden which is mainly laid to astro lawn. Off-road parking to the side for one vehicle.

Llangennech is a village situated to the east of Llanelli and has close links to the M4 corridor. Home to a small supermarket, doctors surgery, primary and junior school. Served by local bus services and Llangennech railway station on the Heart of Wales Line with trains to Swansea to the south and Shrewsbury to the north. Good transport links to the M4.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Non-traditional park-home construction. Situated in a semi-retirement park for the over 50's. Cash purchase only. Council tax band B. EPC is exempt due to being a park home. Perpetual ownership is under the conditions of the park rules that we have on file. We advise that you request a copy. The park-home is freehold but the plot it sits on is leasehold on a life-long lease, the vendor has informed us that you pay £158.75 p/c/m inclusive of water rates. The Park Fee is under annual review based on a percentage increase of the CPI Index. A fee is payable to the park owner based on 10% of the sale price on the sale of the property to a new owner. Mains electric, water, sewerage and gas connected. According to the information provided from Ofcom; Broadband availability- up to Ultrafast (1800 Mbps), Mobile availability network coverage- variable mobile phone coverage for all networks. The property is in a coal mining area; a mining report is recommended what3words///sheet.found.knee

HALLWAY

DINING ROOM AREA

LOUNGE AREA

KITCHEN

WET-ROOM

BEDROOM 1

BEDROOM 2



DIRECTIONS

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