



## 8 Maes Road, Llanelli, SA14 8UG

£169.950

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We are delighted to present for sale an opportunity to purchase this three bedroom semi-detached house in the sought after location of Maes Road, Llangennech, Close to local schools and the M4 this property is ideal for first time buyers and families alike, with a larger than average garden to take advantage of with parking beyond. A property waiting for the personal touch. Offered with no onward chain, one not to miss. EPC Rating D

Llangennech being set conveniently off junction 48 of the m4 motorway with local amenities and schools within walking distance of the property. The property is also within proximity to coastal walks and Llangennech railway station.

The house comprises briefly of;

- Semi-Detached house
- Three Bedrooms
- Freehold
- Kitchen with Utility Room
- Garden With Off Road parking To Rear
- Shower Room
- No Chain
- Council Tax-C
- EPC-D
- Close to local Schools and M4

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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