

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 'D'

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

TAKE ON AKF/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,

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

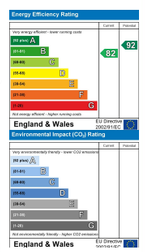
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



42 Stryd Y Maswr, Parc Y Strade Estate, Llanelli, Carmarthenshire, SA15 4DZ

- **Traditionally Built, Semi-detached Townhouse**
- **Cloakroom, Bathroom & En-suite**
- **Sought After Estate Location**
- **EPC RATING B . COUNCIL TAX BAND D.**
- **Three Bedrooms**
- **Driveway & Detached Garage**
- **Great Location for Schools, Beach & Sandy Water Park!**



£200,000

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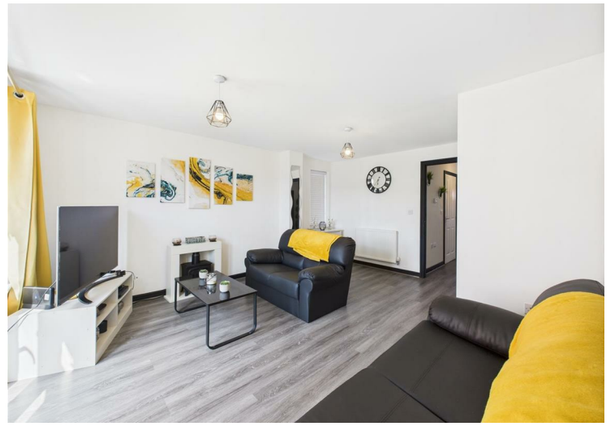
The Agent that goes the Extra Mile



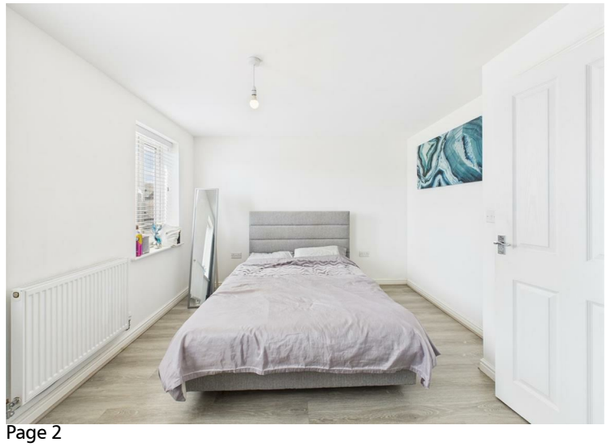


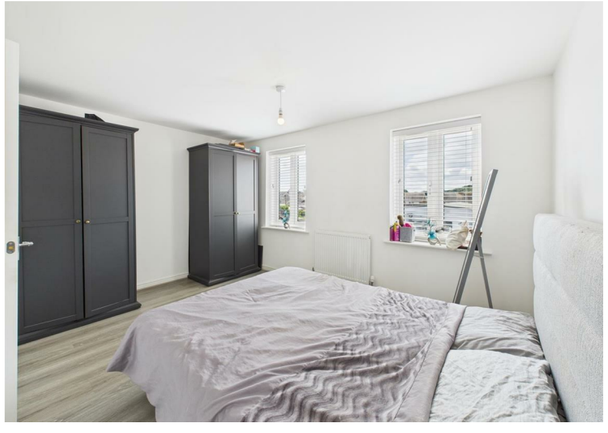












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We are acting in the sale of the above property and have received an offer of £180,000
Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.
Date of Notice: 09/10/2026

Situated in the popular and modern Parc Y Stradey estate, we have this three-bedroom, traditionally built, semi-detached townhouse for sale. This well-presented property is situated in a more private part of Stryd Y Maswr, where you're not so overlooked and tucked away, making it a big bonus! If you're looking for a modern property close to the coast, within the catchment areas of popular local schools and college, with excellent public transport links, this new-build could be the one for you. Call today on 01554 759655. EPC RATING B. COUNCIL TAX BAND D.

..AGENTS VIEWING NOTES

HALLWAY

CLOAKROOM

KITCHEN

LOUNGE/DINER

STORAGE CUPBOARD

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3

LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM



DIRECTIONS

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

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