



**160 Waterloo road
Penygroes
Llanelli
Carmarthenshire
SA14 7PU**

Offers in Excess of £95,000

bettermove

Waterloo road

Llanelli

A SPACIOUS flat in Llanelli, perfect for FIRST TIME BUYERS or INVESTORS. Available chain free. Call to enquire!

Bettermove are proud to present this 2 bedroom flat in Llanelli available with no forward chain.

The property benefits from double glazing, electric heating throughout and has private parking. The council tax band is A.

This a leasehold property with 88 years remaining on the lease; the ground rent is £10 per annum and the service charge is approximately £150 per annum.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen and 2 bedroom on the ground floor. The exterior boasts a rear garden, perfect for enjoying the summer months.

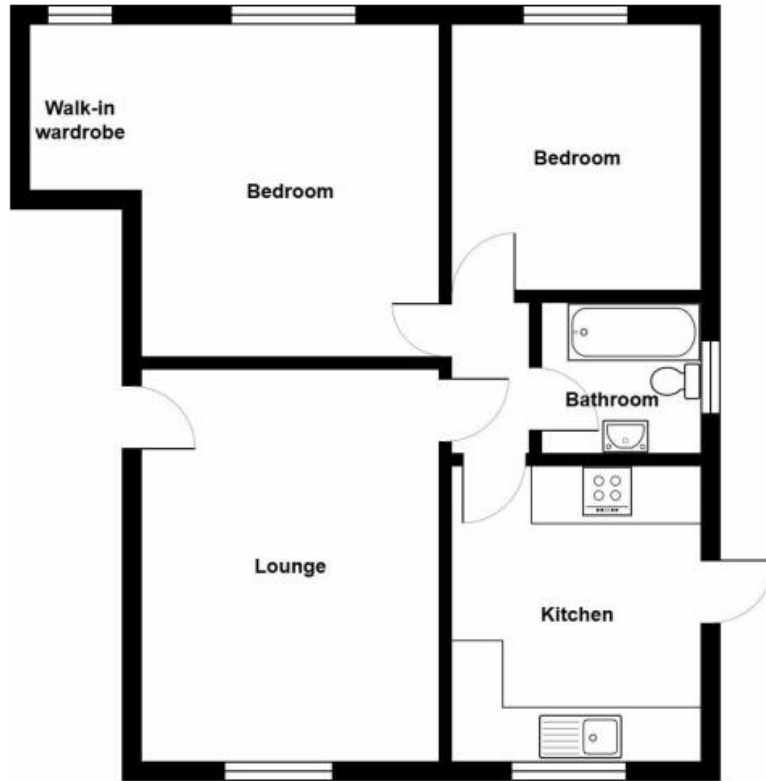
Located in the popular town of Llanelli, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from B4297, A48 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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