



**TO LET**



2 College Square, Llanelli, SA15 1DT

£154,000

- INVESTMENT PROPERTY
- 4 DOUBLE BEDROOMS
- 2 BATHROOMS
- CLOSE TO ALL LOCAL AMENITIES
- EPC E
- TENANTS IN SITU (6.38% Yield)
- 2 RECEPTION ROOMS
- GARAGE
- GREAT LOCATION
- COUNCIL BAND E



## Directions

## THE PROPERTY

\*\* REDUCED \*\* \*\* TENANTS IN SITU\*\* \*\* INVESTORS ONLY\*\*

NEXA are delighted to offer for sale this large traditional four bedroom semi-detached house.

This period property offers, in our opinion, a good mix of traditional and modern features- the high ceilings and bay window with the modern kitchen and bathroom. The property benefits from two reception rooms, a good size kitchen/diner and a shower room to the ground floor. On the first floor are four bedrooms and a family bathroom. There is a forecourt to the front and courtyard garden to the rear, leading to the garage with access to the rear lane.

College Square is a sought-after street in Llanelli Town centre, approximately 0.25 miles from the new East Gate development. The location benefits from good road links to both the town centre and Trostre Retail Park, as well as the coast road to Burry Port.

## SITUATION