



www.dragonlets.com

Dragon Residential Lettings

22 Market Street

Llanelli

SA15 1YD

Tel: 01554 824100

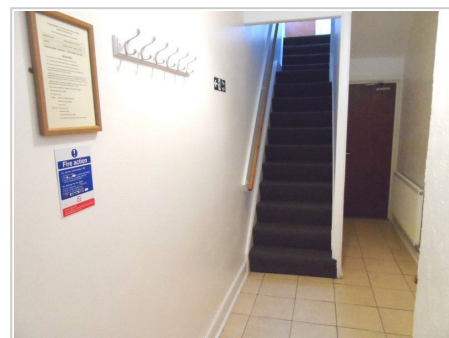
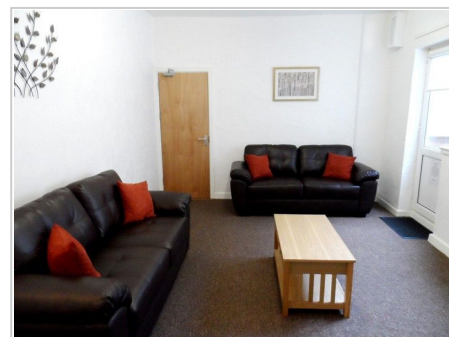
Email: enquiries@dragonlets.com

Room 4, 109 Station Road
Llanelli
Carmarthenshire.
SA15 1YS

305 Monthly *



- Good size double bedroom
- High quality shared house facilities
- All bills inclusive
- Town centre location
- 6 bedroom HMO property
- Furnished room
- Shared lounge & kitchen
- 2 bathrooms



Ref: PRA10121

Viewing Instructions: Strictly By Appointment Only

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General Description

We are pleased to offer this generously sized furnished room, available for single occupancy let in a spacious 6 bedroom house. ***Rental price includes all utilities and council tax***

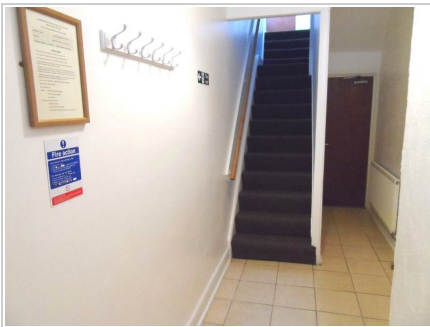
Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.