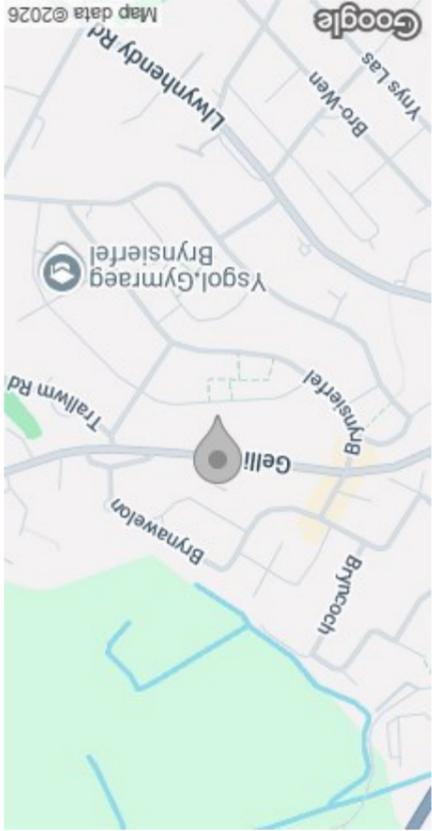


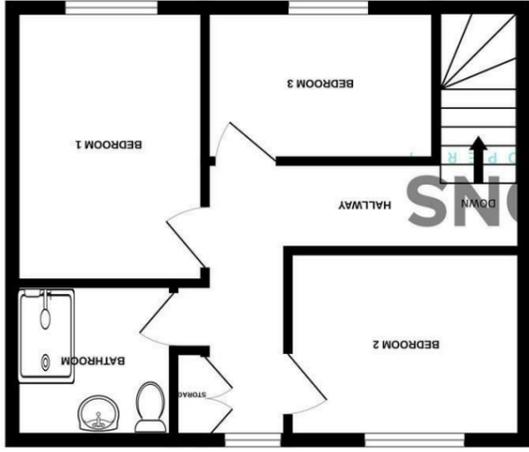
EPC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

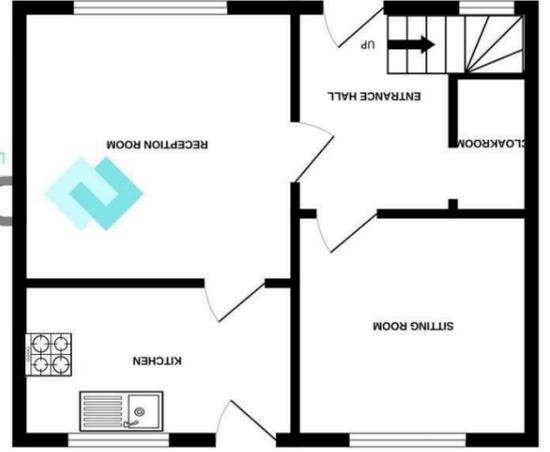
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
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AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



33 Dwyfor  
 , Llanelli, SA14 9EH  
 Asking Price £89,500



## GENERAL INFORMATION

Sitting on Dwyfor, Llwynhendy near Llanelli, this mid-link property presents an excellent opportunity for those seeking a home in a popular location. With three well-proportioned bedrooms and a family bathroom, this residence is perfect for families or individuals looking to settle in a vibrant community.

Upon entering, you are greeted by a welcoming entrance hall that leads to two spacious reception rooms, providing ample space for relaxation and entertaining. The kitchen, while in need of modernisation, offers a blank canvas for you to create your dream culinary space.

The property boasts both front and rear gardens, allowing for outdoor enjoyment and potential landscaping projects. Although the home requires some updating, it is an ideal investment for first-time buyers or those looking to add value to their property portfolio.

Situated close to local amenities, this home offers convenience and accessibility, making it a desirable choice for anyone looking to embrace the Llanelli lifestyle. With its potential and prime location, this property is not to be missed.

## FULL DESCRIPTION

### Ground Floor

#### Entrance Hall

#### Reception room

11'11" x 14'1" (3.647 x 4.305)

#### Sitting room

11'10" x 10'3" (3.613 x 3.139)

#### Kitchen

14'1" x 6'10" (4.297 x 2.098)

### First Floor

#### Landing

#### Bedroom 1

12'10" x 10'0" (3.922 x 3.072)

#### Bedroom 2

9'1" x 10'3" (2.782 x 3.146)



#### Bedroom 3

8'9" x 6'8" (2.671 x 2.042)

#### Bathroom

6'2" x 7'8" (1.880 x 2.338)

#### External

Front and rear garden, with driveway to the front of property.

#### Tenure

Freehold

#### EPC=D

#### Council Tax

B

#### Services

Heating System - Gas  
Mains Gas, electricity, sewerage and water  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

