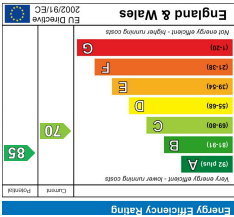
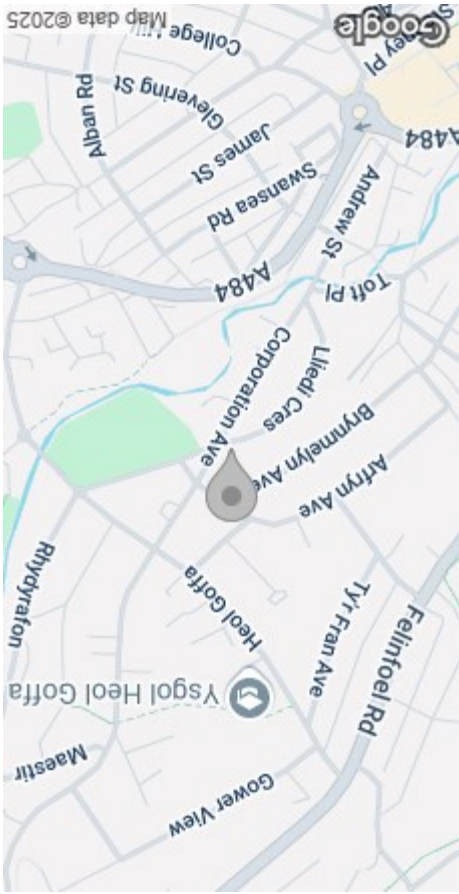


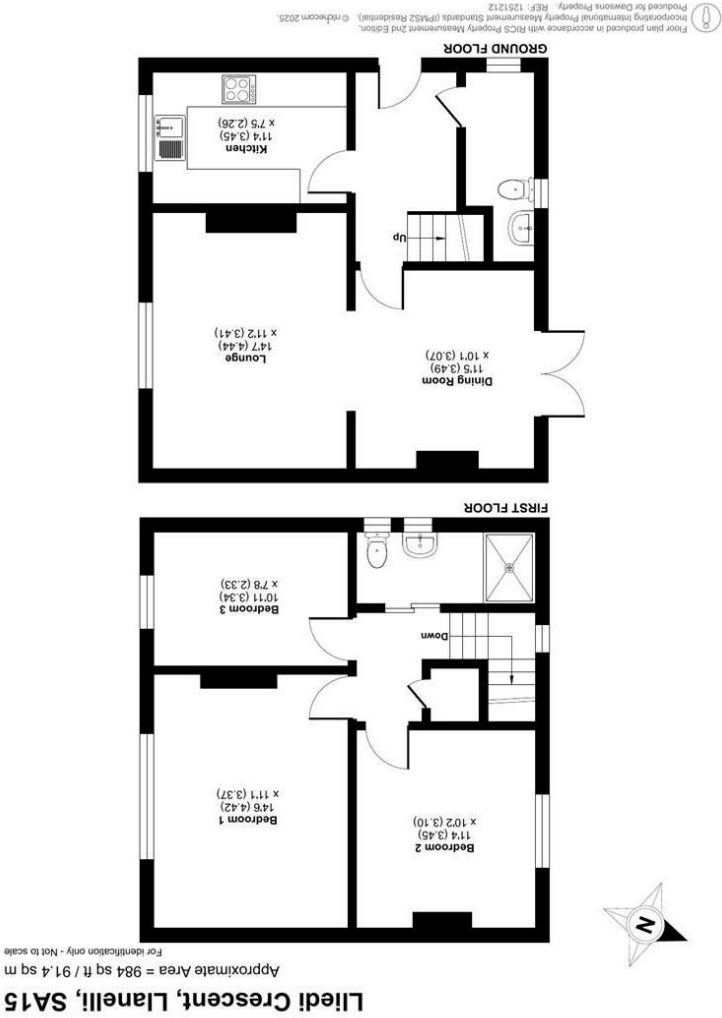
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



57 Lliedi Crescent
, Llanelli, SA15 3SD
Offers Around £180,000



GENERAL INFORMATION

Situated on the outskirts of the Llanelli Town this immaculately presented semi-detached house offers a perfect blend of comfort and modern living.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the house. The lounge, complete with a dining area, provides an inviting space for relaxation and entertaining.

The property boasts two bathrooms, including a family shower room and a convenient downstairs WC, ensuring ample facilities for busy households. The thoughtful layout enhances the functionality of the home, catering to the needs of modern family life.

Outside, the property features a side drive that can accommodate at least three cars, providing ease of access and off-road parking. The surrounding area is peaceful, making it a perfect retreat while still being close to local amenities.

This semi-detached house on Lliedi Crescent is not just a property; it is a place where memories can be made. With its immaculate presentation and practical features, it is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful house your new home. The property is ex local authority.

Freehold=Council Tax Band B=EPC-C

FULL DESCRIPTION

- Entrance
- Hallway
- WC
- Kitchen
11'3" x 7'4" (3.45m x 2.26m)
- Lounge
14'6" x 11'2" (4.44m x 3.41m)
- Dining Room
11'5" x 10'0" (3.49m x 3.07m)
- First Floor
- Landing
- Bedroom One
14'6" x 11'0" (4.42m x 3.37m)



Bedroom Two
11'3" x 10'2" (3.45m x 3.10m)

Bedroom Three
10'11" x 7'7" (3.34m x 2.33m)

Shower Room

External

Additional/Information

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - YES: BRITISH GAS

Gas -YES: BRITISH GAS

Water - YES - Welsh Water

Broadband:VIRGIN

