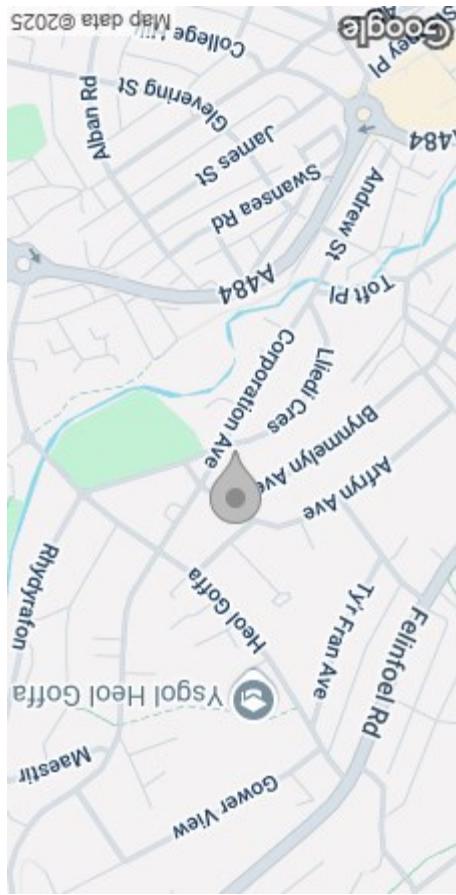
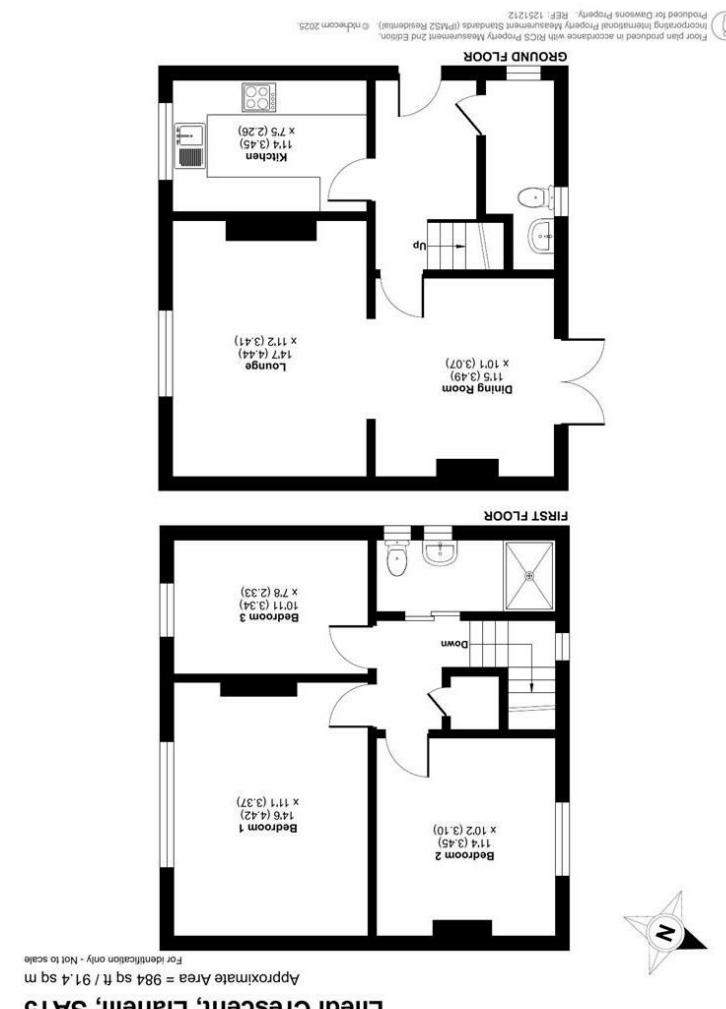


EPC



AREA MAP



Lliedi Crescent, Llanelli, SA15

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 Llidi 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

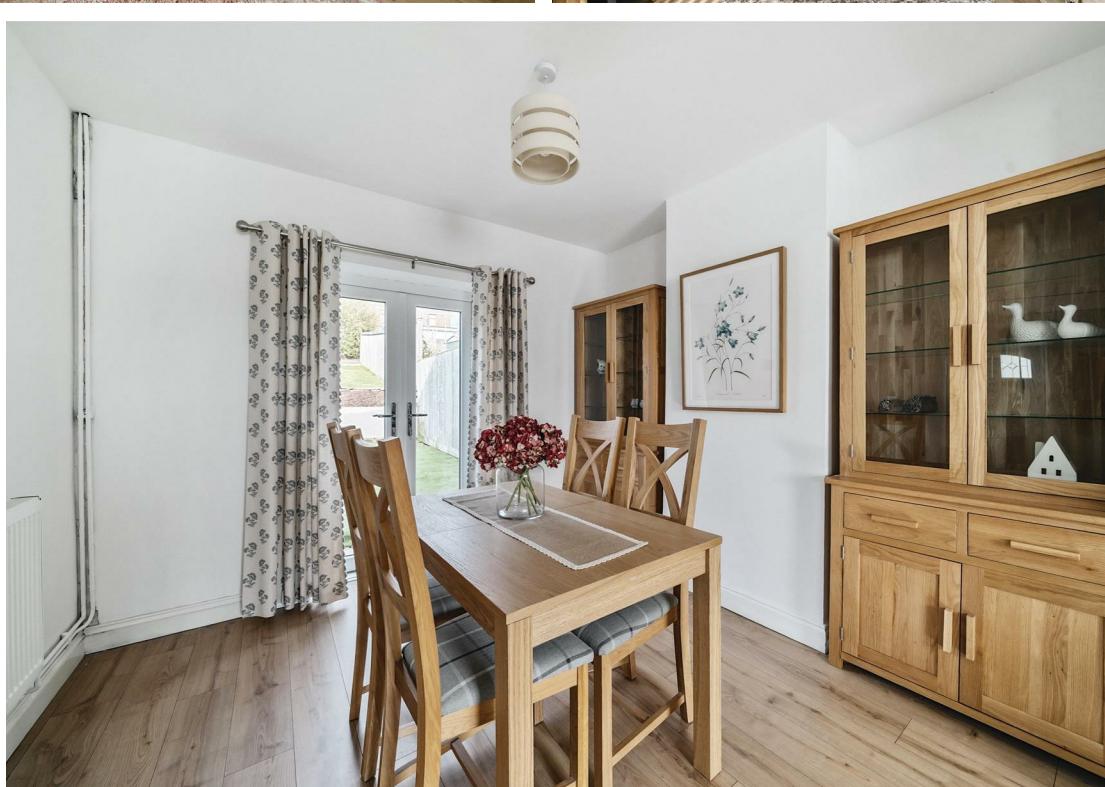


### Landing



### 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

