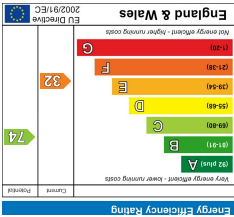




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EPC



AREA MAP



FLOOR PLAN



27 Elgin Road
Pwll, Llanelli, SA15 4AD
Offers Around £249,500



GENERAL INFORMATION

Sitting on Elgin Road in the charming village of Pwll, Llanelli, this substantial semi-detached house offers a delightful blend of comfort and stunning natural beauty. With OUTSTANDING PANORAMIC COASTAL VIEWS, this property is a true gem for those seeking a serene lifestyle by the sea.

Upon entering, you are welcomed by a hallway that leads to a utility room at the rear, providing practical storage and laundry space. The ground floor features two inviting reception rooms: a cosy sitting room perfect for relaxation and a generous lounge/dining room ideal for entertaining family and friends. An inner hallway connects to the well-appointed kitchen, complete with a walk-in larder/pantry for all your culinary needs, as well as a convenient w/c.

The first floor boasts three well-proportioned bedrooms, including a unique third bedroom that features a shower cubicle, offering flexibility for guests or family members. A family bathroom completes this level, ensuring ample facilities for all.

Externally, the property benefits from extensive gardens, providing a perfect setting to enjoy the breath-taking views. The outdoor space is complemented by off-road parking for up to two vehicles and a garage, adding to the convenience of this lovely home.

This property is a must-see for anyone looking to appreciate the incredible coastal vistas and the peaceful village atmosphere. Viewing is essential to fully grasp the charm and potential of this delightful home.

FULL DESCRIPTION

Entrance hallway

Sitting room
14'10" x 10'10" (4.527 x 3.313)

Utility Room

Lounge/dining room
26'2"(into box bay)x11'3"
(7.984(into box bay)x3.443)

Inner hallway

Walk in larder/pantry

Kitchen
9'11" x 8'11" (3.038 x 2.728)

W.C

First floor



Landing

Bedroom one
15'0" x 8'9"(to wardrobes)
(4.582 x 2.683(to wardrobes))

Bedroom two
11'10" x 10'10" (3.618 x 3.310)

Bedroom three
9'1" x 7'1" (2.777 x 2.160)

Family bathroom
10'9" x 4'5" (3.295 x 1.359)

External

Parking
Driveway and Garage (with storage basement)

Gardens

Council Tax Band = D

EPC = F

Tenure

Services
Heating System -
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

