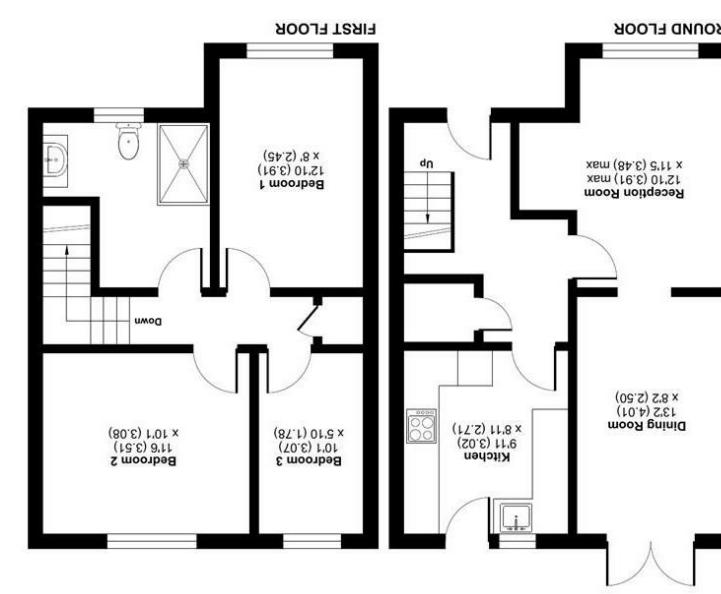


AREA MAP



Llys Warner, Llanelli, SA15

Approximate Area = 878 sq ft / 81.5 sq m
For identification only - Not to scale



GENERAL INFORMATION

This stylish and rarely available three-bedroom semi-detached home offers the perfect blend of modern living and everyday convenience. Lovingly updated by its current owner, the property is move-in ready and ideal for families or professionals seeking comfort and accessibility.

Situated in a sought-after location, this home is within easy reach of highly regarded local schools, the town centre, a major retail park, and has excellent access to the M4—making commuting a breeze.

Inside, the property features a bright and contemporary layout, including a spacious lounge, a modern kitchen, and a well-appointed shower room. Upstairs, two double bedrooms and a single

Outside, the home boasts a driveway with parking for up to three cars, offering both practicality and curb appeal. The rear garden is laid to patio and lawn with a handy storage shed.

Homes like this don't come to the market often—early viewing is highly recommended.



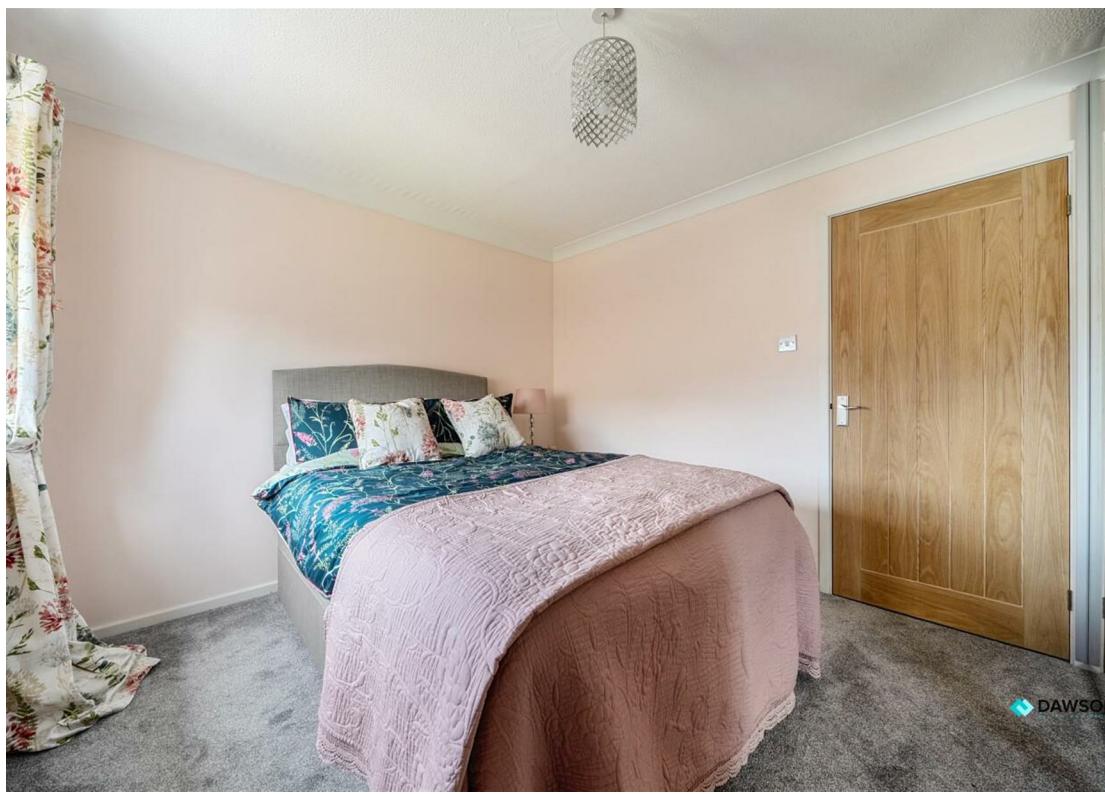
FULL DESCRIPTION

ENTRANCE

HALLWAY

RECEPTION ROOM

12'9" x 11'5" (3.91m x 3.48m)



DINING ROOM

13'1" x 8'2" (4.01m x 2.50m)

KITCHEN

9'10" x 8'10" (3.02m x 2.71m)

FIRST FLOOR

LANDING

BEDROOM ONE

12'9" x 8'0" (3.91m x 2.45m)

BEDROOM TWO

11'6" x 10'1" (3.51m x 3.08m)



BEDROOM THREE

10'0" x 5'10" (3.07m x 1.78m)

EXTERNAL

PARKING

Drive to Side with the potential to extend.

COUNCIL TAX BAND=D

EPC-C

TENURE FREEHOLD

SERVICES

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)

Broadband - Not currently at the property.

Mobile - There are no known issues with mobile coverage using the vendors current supplier, Talk Talk. You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

