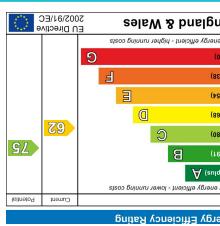
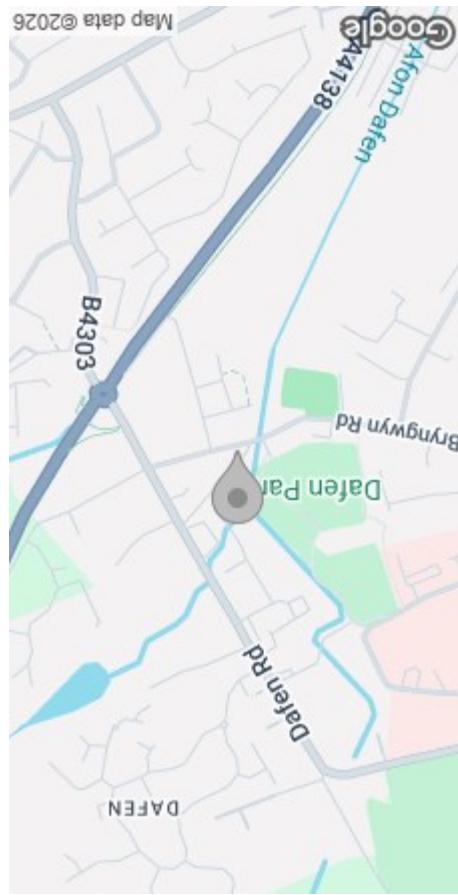


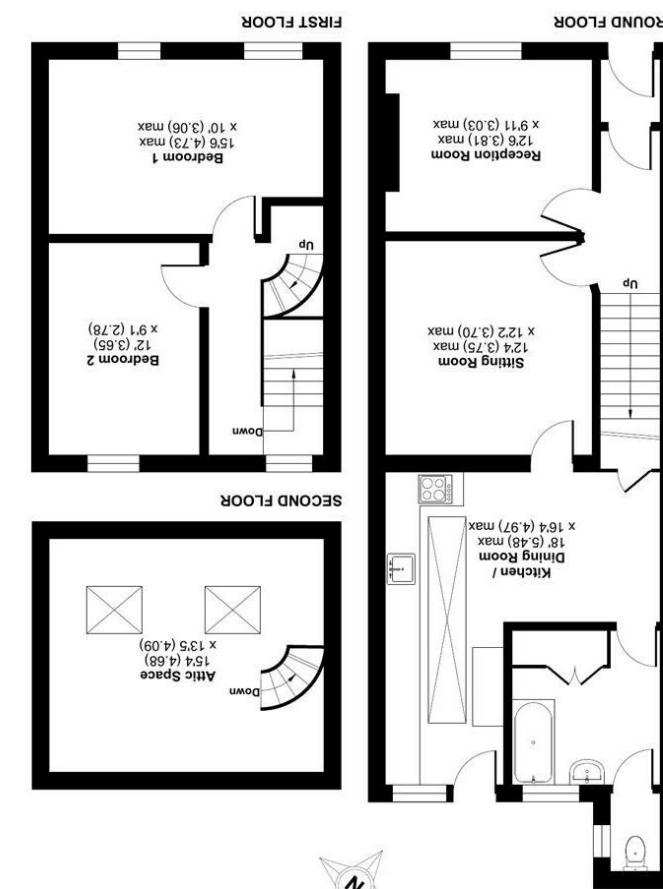
These presentations of representations of fact, but must satisfy themselves by inspection of the property. I wish to be recalled that a general audience only for business and to the constituents and to the public of certain characteristics should thereby be given any representation of warren in respect of the property.



EPC



## AREA MAP



## FLOOR PLAN

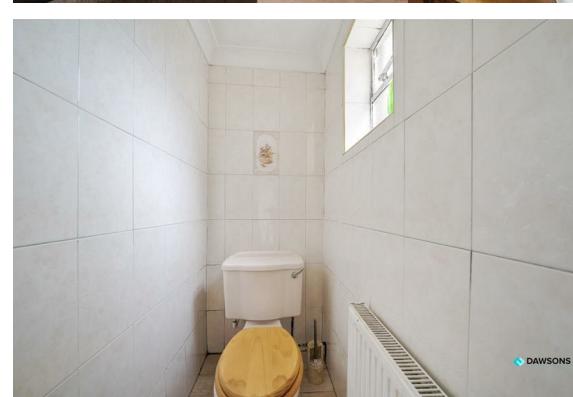


## GENERAL INFORMATION

Situated on Maescanner Road in Llanelli, this semi-detached property offers a perfect blend of comfort and practicality. With two spacious double bedrooms, this property is ideal for small families, an investment opportunity or couples seeking a cosy yet functional living space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen and dining room create a warm atmosphere, perfect for family meals and gatherings. Additionally, the property boasts an attic room, which can serve as a versatile space for a home office, playroom, or extra storage.

Located in a friendly neighbourhood, this home is conveniently situated near local amenities, schools, and parks, making it an excellent choice for those looking to settle in Llanelli. With its charming features and practical layout, this semi-detached house is a fantastic opportunity for anyone seeking a comfortable and inviting home.



## FULL DESCRIPTION

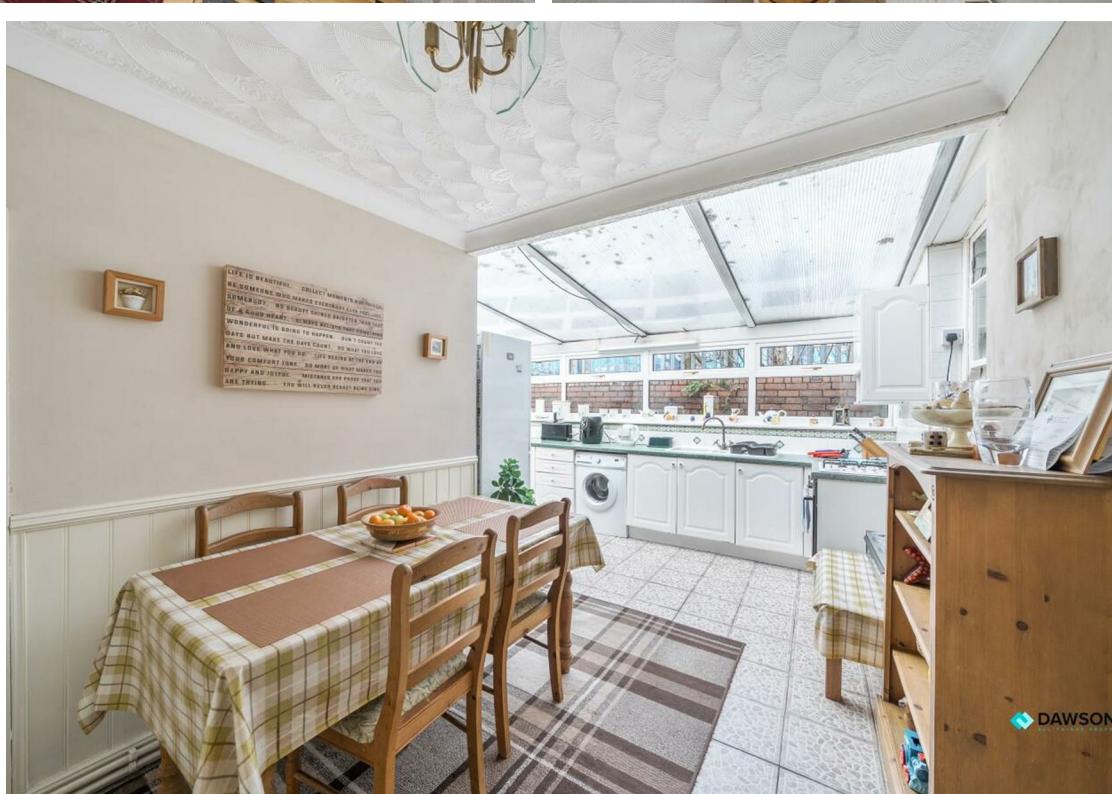
### Ground Floor

#### Entrance

#### Hallway

#### Reception Room

12'5" max x 9'11" max (3.81m max x 3.03m max )



#### Sitting Room

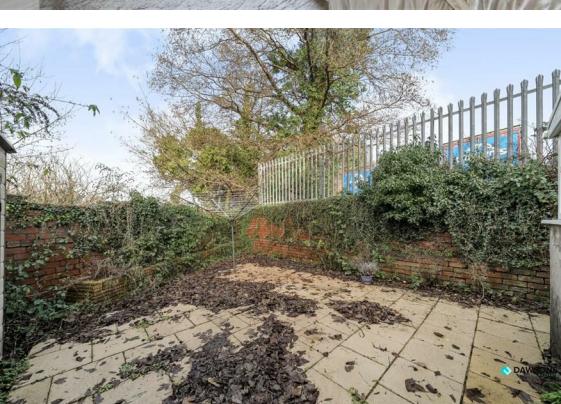
12'3" max x 12'1" max (3.75m max x 3.70m max )

#### Kitchen/Dining Room

17'11" max x 16'3" max (5.48m max x 4.97m max )

#### Family Bathroom

#### W.C



### First Floor

#### Landing

#### Bedroom 1

15'6" max x 10'0" max (4.73m max x 3.06m max )

#### Bedroom 2

11'11" x 9'1" (3.65m x 2.78m )

#### Second Floor

#### Attic Space

15'4" x 13'5" (4.68m x 4.09m )

#### Parking

One space to front of property.

#### Council Tax band = B

#### EPC = D

#### Tenure

Freehold

#### Services

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

Broadband - The current supplier is EE.

Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE

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