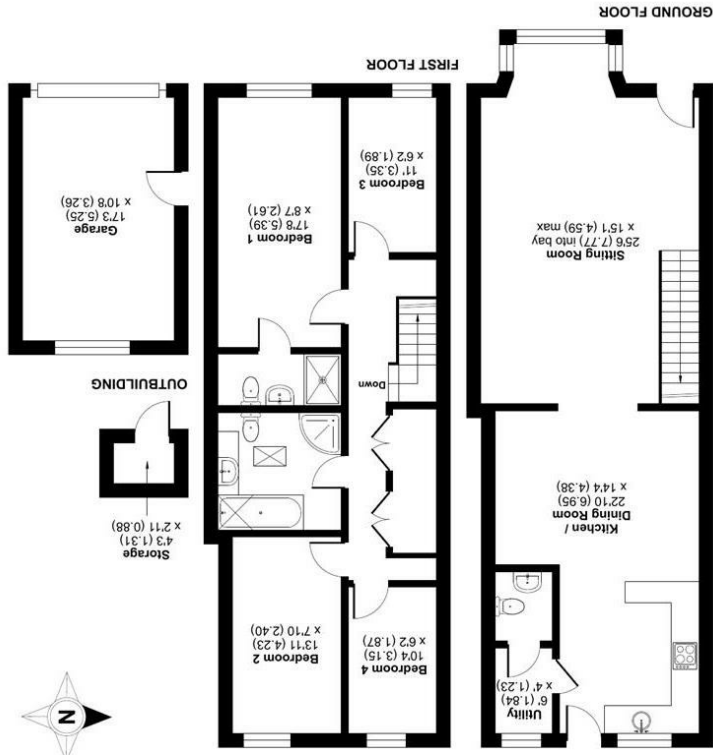
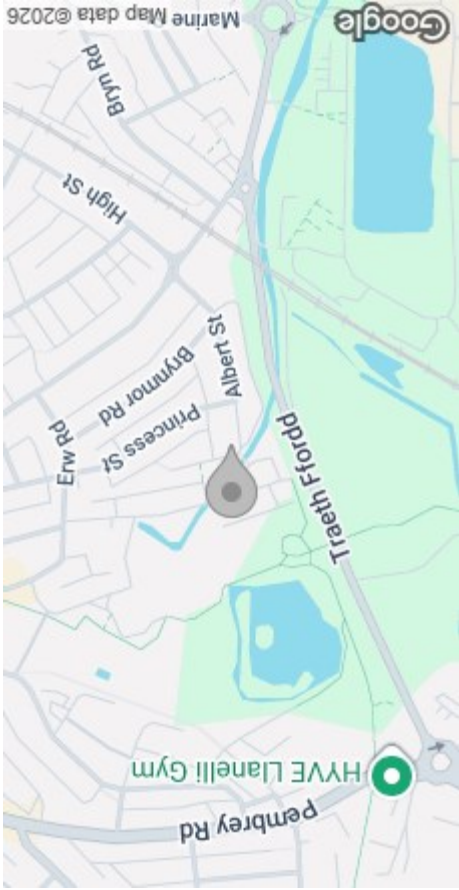


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 1401879. © iStockphoto 2026.



FLOOR PLAN



AREA MAP



70 Albert Street
, Llanelli, SA15 2SU
Asking Price £176,500

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GENERAL INFORMATION

Nestled in the heart of Llanelli on the charming Albert Street, this delightful house offers a perfect blend of traditional charm and modern living. With its classic bay front, this property is situated in a popular residential area, making it an ideal choice for families and those seeking a vibrant community atmosphere. Upon entering, you are welcomed into a spacious lounge that flows seamlessly into a dining area, creating an inviting space for both relaxation and entertaining. The well-appointed kitchen, accompanied by a utility room and a convenient ground floor cloakroom, enhances the practicality of this home. The first floor boasts a generous master bedroom complete with an ensuite, providing a private retreat. Additionally, there are three further bedrooms, perfect for family or guests, along with a family bathroom that caters to all your needs. Outside, the property features a private enclosed rear garden, ideal for enjoying sunny days or hosting gatherings. A purpose-built shed and garage at the rear offer ample storage solutions, ensuring that your outdoor space remains tidy and functional. This immaculate home is ideally located for those who enjoy coastal path walks, allowing you to explore the stunning scenery that Llanelli has to offer. Viewing is essential to fully appreciate the condition and the generous accommodation this property provides. Don't miss the opportunity to make this charming house your new home.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

LOUNGE
25'5" into bay x 49'2"3'3" max
(7.77m into bay x 15'1 max)

KITCHEN/DINING ROOM
22'9" x 14'4" (6.95m x 4.38m)

UTILITY
6'0" x 4'0" (1.84m x 1.23m)

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 1
17'8" x 8'6" (5.39m x 2.61m)



EN-SUITE

BEDROOM 2
13'10" x 7'10" (4.23m x 2.40m)

FAMILY BATHROOM

BEDROOM 3
10'11" x 6'2" (3.35m x 1.89m)

BEDROOM 4
10'4" x 6'1" (3.15m x 1.87m)

EXTERNAL

STORAGE SHED
4'3" x 2'10" (1.31m x 0.88m)

GARAGE
17'2" x 10'8" (5.25m x 3.26m)

EPC

C

TENURE

FREEHOLD

COUNCIL TAX BANDING

SERVICES

Broadband - The current supplier is U Fibre
Mobile provider - Vodafone
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

