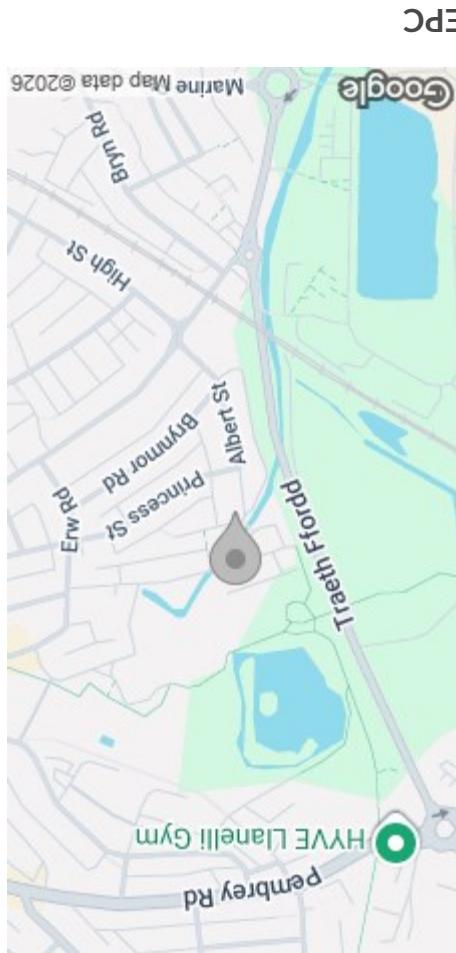
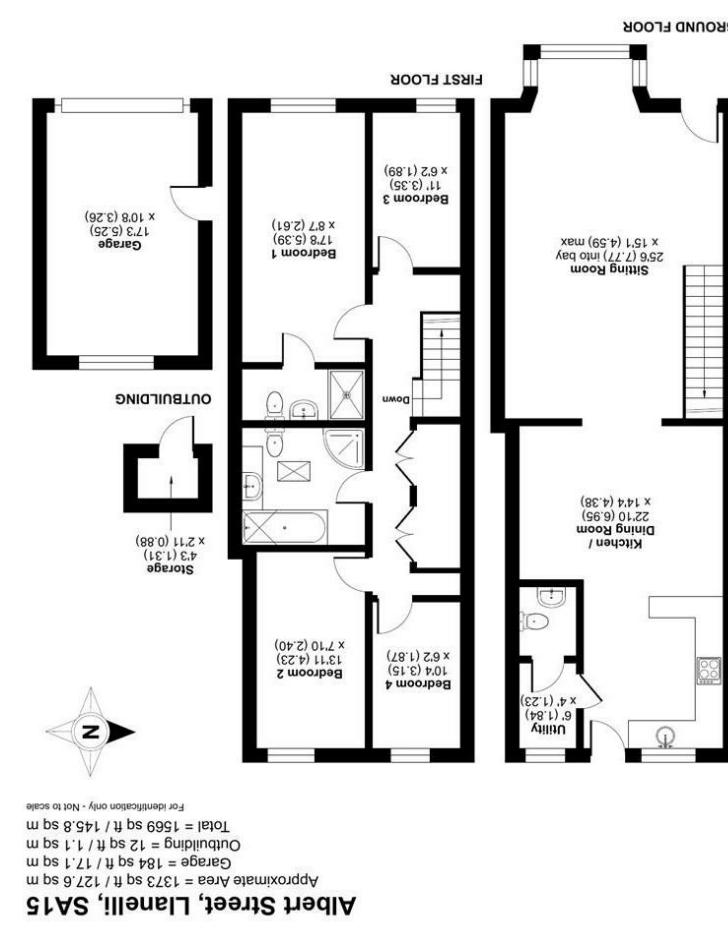


These particulars or representations of facts, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Albert Street, Llanelli, SA15

FLOOR PLAN



DAWSONS

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.



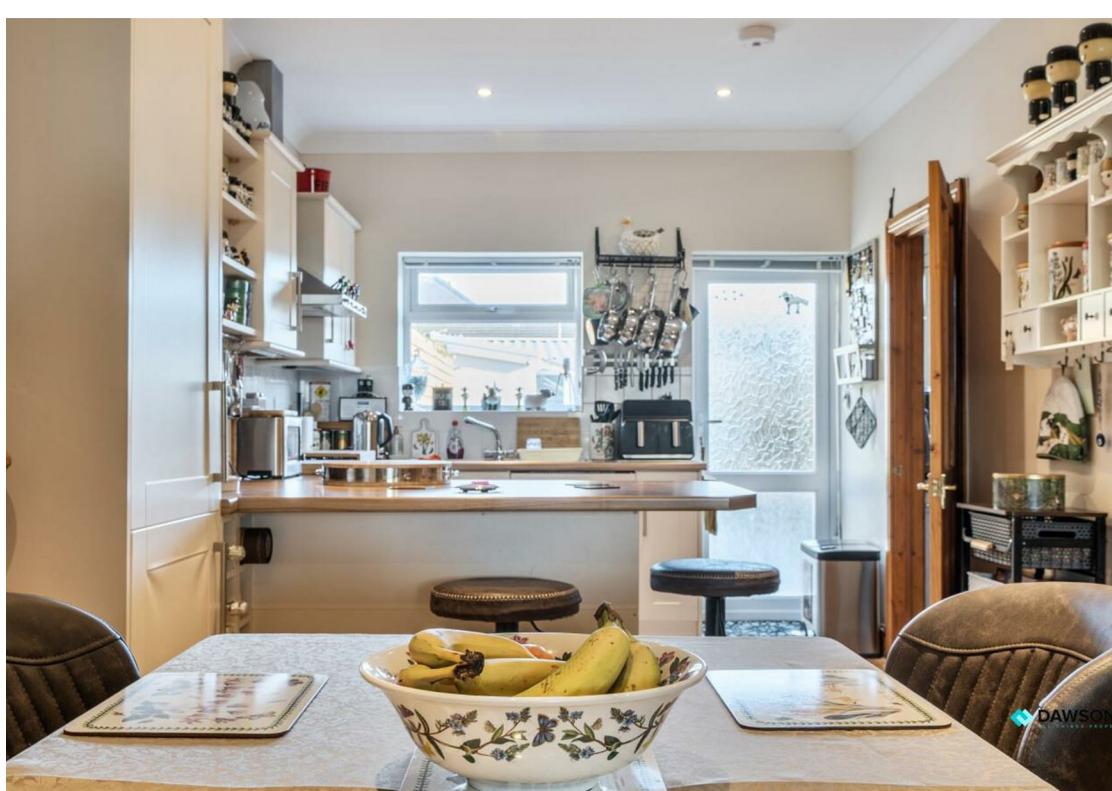
FULL DESCRIPTION

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)

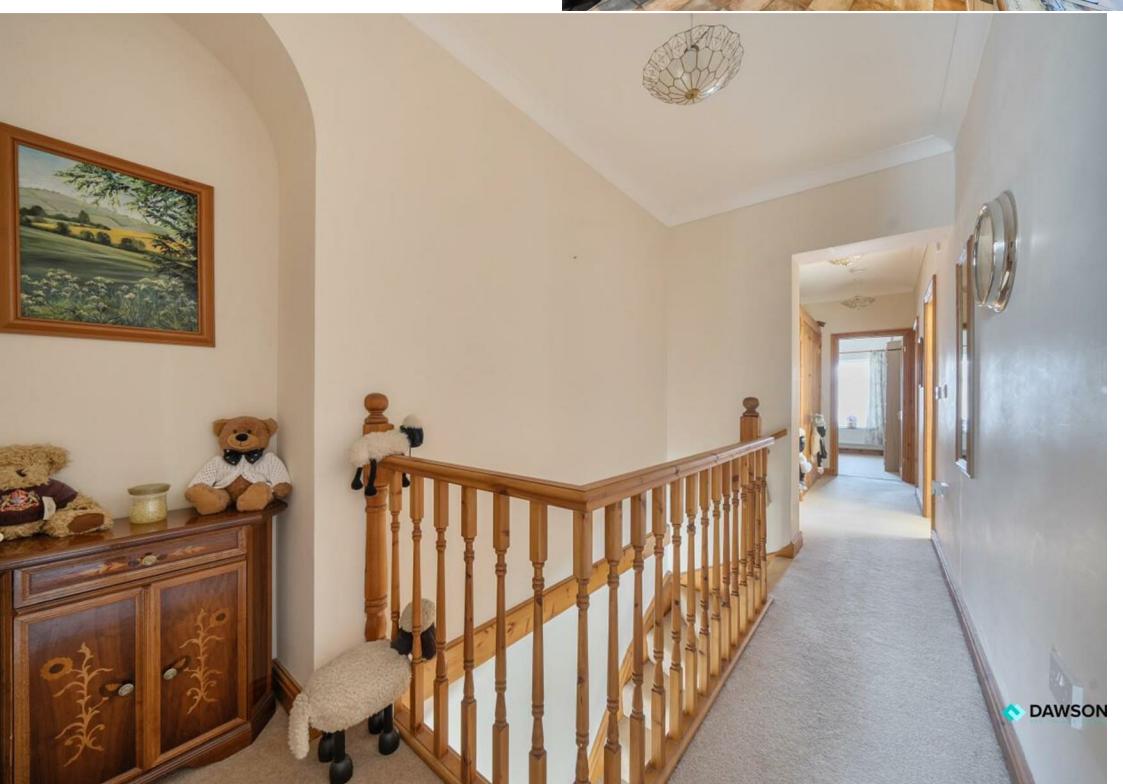
CLOAKROOM

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

C

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.

