

GENERAL INFORMATION

Situated in the popular area Penceiliogi, Llanelli, this delightful ex local authority semi-detached house offers a wonderful opportunity for families seeking a comfortable and well-maintained home. Slightly elevated, the property boasts a pleasing aspect and has been lovingly cared for by its current owners, ensuring it is in good order throughout.

Inside, you will find two reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, making it easy to create a warm and welcoming atmosphere. The house features three bedrooms, with the shower room conveniently located, serving the needs of the household with ease.

Outside, the property benefits from both front and rear gardens, offering a lovely outdoor space. Additionally, a garage provides valuable storage or parking options, enhancing the practicality of this home.

Situated in a sought-after location, this property is within easy reach of all essential amenities, including local shops, schools, and a hospital, making it an ideal choice for families. The combination of a peaceful residential setting and convenient access to local facilities makes this semi-detached house a truly appealing prospect. Whether you are looking to settle down or invest, this property is well worth considering.

FULL DESCRIPTION

Entrance Porch

Hallway

Sitting Room
16'11" x 12'7" max (5.17m x 3.85m max)

Family Room
11'6" x 9'5" (3.53 x 2.88)

Kitchen with Dining Room
13'3" x 11'10" (4.05m x 3.61m)

First Floor

Landing

Bedroom One
13'1" x 10'11" (3.99m x 3.33m)



Bedroom Two
13'1" x 9'8" (3.99m x 2.95m)

Bedroom Three
9'2" x 7'8" (2.81m x 2.36)

Bathroom

External

Outbuildings
9'3" x 5'4" (2.82m x 1.64m)

Parking
Garage 4.90m x 2.41m and Drive

Council Tax Band = B

EPC= C

Tenure
Freehold

Services
Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

