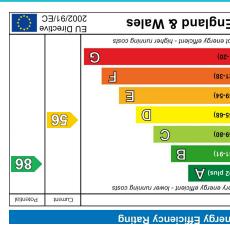




Relocation
Best

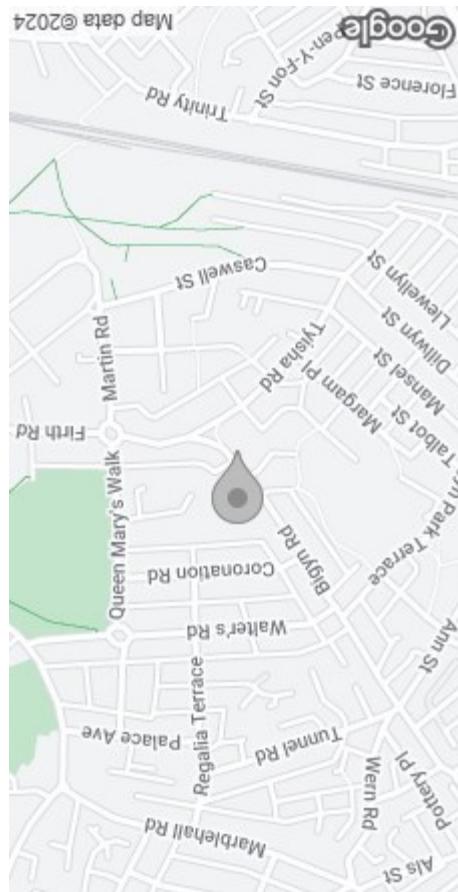
The Property
Ombudsman
Best

11 Murray Street, Llanelli, SA15 1AQ
T 01554 784 400 E info@dawsonsproperty.co.uk
W dawsonsproperty.co.uk



These particulars or representations of facts, 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.

EPC



AREA MAP



FLOOR PLAN

1ST FLOOR

GROUND FLOOR



88 Bigyn Road
Llanelli, SA15 1PL
Offers Around £103,450



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Located in the charming area of Bigyn Road, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. Boasting three cosy bedrooms, a spacious lounge, a modern kitchen/dining room, and even a convenient utility room, this property is ideal for families and first-time buyers alike.

Situated in the popular Pen Y fan neighbourhood, this home is close to schools and local amenities, making daily life a breeze. But what truly sets this property apart are the outstanding views it offers to the rear, overlooking the picturesque Estuary and the stunning North Gower Peninsula. Imagine waking up to such breath-taking vistas every morning!

This ex-local authority property not only provides a warm and welcoming atmosphere but also presents a fantastic opportunity to create a home filled with love and laughter. Don't miss out on the chance to make this charming house your own and enjoy the best of what Llanelli has to offer.



FULL DESCRIPTION

APPROACH

The property has gated access opening to the front garden with access to the side of the property leading to the rear garden, path leading to the front door which opens to:

ENTRANCE HALL

Stairs to first floor, door to:

LOUNGE

15'2" x 11'0" (4.642 x 3.373)

A spacious lounge with French doors to the rear giving access to the rear garden.



UTILITY ROOM

6'11" x 6'5" (2.110 x 1.963)

Accessed from the kitchen area with a step down into a well appointed utility area with plumbing for a washing machine, double glazed window to rear and double glazed door to side giving access to the external side area of the property, internal door opening to:

SHOWER ROOM

6'10" x 5'7" (2.085 x 1.727)

Comprising of a low level w.c, wall mounted wash hand basin and walk in shower, double glazed window to side.

FIRST FLOOR

LANDING

Double glazed window to front, doors to the following rooms:

BEDROOM ONE

8'8" x 8'5" (2.650 x 2.578)

Located to the front of the property with a double glazed window.

BEDROOM TWO

11'8"(max)x9'6" (3.573(max)x2.899)

Situated to the rear and the first of two bedrooms offering outstanding views over the Estuary and beyond to the North Gower peninsula.

BEDROOM THREE

12'2"(max)x8'5" (3.73(max)x2.574)

Again due to being situated to the rear this bedroom also benefits from the same outstanding views as bedroom two. Built in cupboard housing a boiler.

BATHROOM (L-shape)

8'2"(max)x6'5"(max)

(2.495(max)x1.978(max))

An L shape room comprising of a panel bath, wash hand basin and low level w.c, double glazed window to front.

EXTERNAL

As well as benefitting from a pleasant front garden which has a variety of mature shrubs the rear garden is a dream for keen gardeners, a patio area is located off the rear of the lounge which is private as surrounded by some outbuildings, the lawned area's are flanked by a host of mature shrubs affording all year colour and interest and due to this properties location the views beyond the garden over the the North Gower peninsula are some of the best views in the area.

