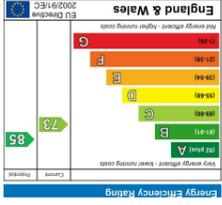
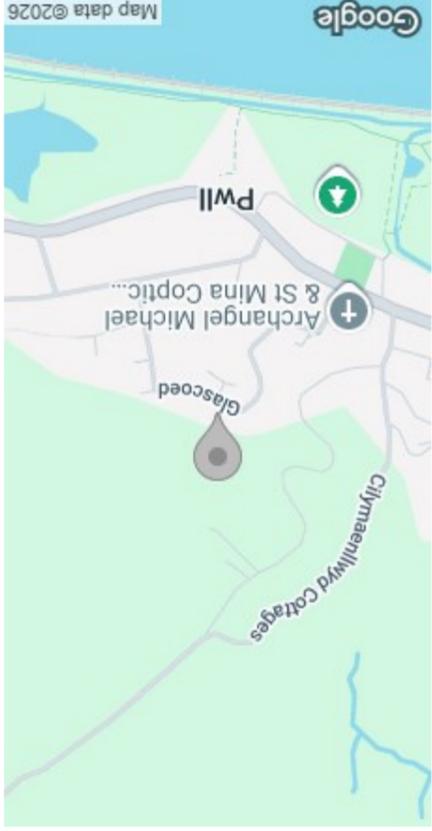


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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: 1346379



EPC



AREA MAP



Approximate Area = 1292 sq ft / 120 sq m  
 For identification only - Not to scale

FLOOR PLAN



27 Glascoed  
 Pwll, Llanelli, SA15 4AW  
 Offers Around £220,000



## GENERAL INFORMATION

Located in the charming village of Pwll, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and coastal living. With 4 spacious bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families seeking both space and convenience.

The house boasts three well-appointed reception rooms, providing ample areas for relaxation and entertainment. The utility area, which includes a convenient WC, adds to the practicality of the home, making daily living a breeze.

One of the standout features of this property is the stunning sea views that can be enjoyed from various vantage points within the home. Imagine waking up to the gentle sound of waves and the picturesque scenery that the coast has to offer.

Located just a short drive from Llanelli town, residents will benefit from easy access to a range of amenities, including shops, schools, and recreational facilities. This prime location ensures that you can enjoy the tranquillity of village life while still being close to the vibrant town centre.

In summary, this four-bedroom semi-detached house in Glascoed is a wonderful opportunity for those looking to embrace a coastal lifestyle without sacrificing the conveniences of modern living. With its generous living spaces, stunning views, and proximity to Llanelli, this property is not to be missed.

## FULL DESCRIPTION

### Lounge

16'4 x 12'4 (4.98m x 3.76m)

### Reception Room

9'4 x 8'5 (2.84m x 2.57m)

### Dining Room

29'6" x 13'1" x 26'2" x 16'4" (9'4 x 8'5)

### Kitchen

12'6 x 8'1 (3.81m x 2.46m)

### Utility

7'10 x 5'9 (2.39m x 1.75m)

### WC

### Bedroom 1

12'6 x 11'4 (3.81m x 3.45m)

### Ensuite



**Bedroom 2**  
12'10 x 12'7 (3.91m x 3.84m)

**Bedroom 3**  
12'10 x 9'8 (3.91m x 2.95m)

**Bedroom 4**  
9'5 x 7'5 (2.87m x 2.26m)

### Bathroom

**Council Tax Band = C**

**EPC = C**

### Tenure

Freehold

### Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

### Additional Information

N.B This is an ex local authority property.

