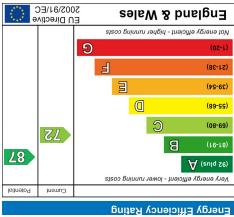
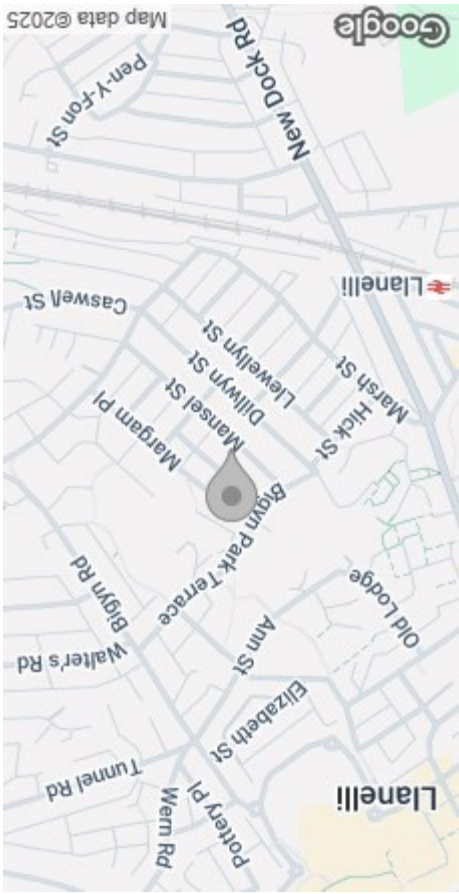


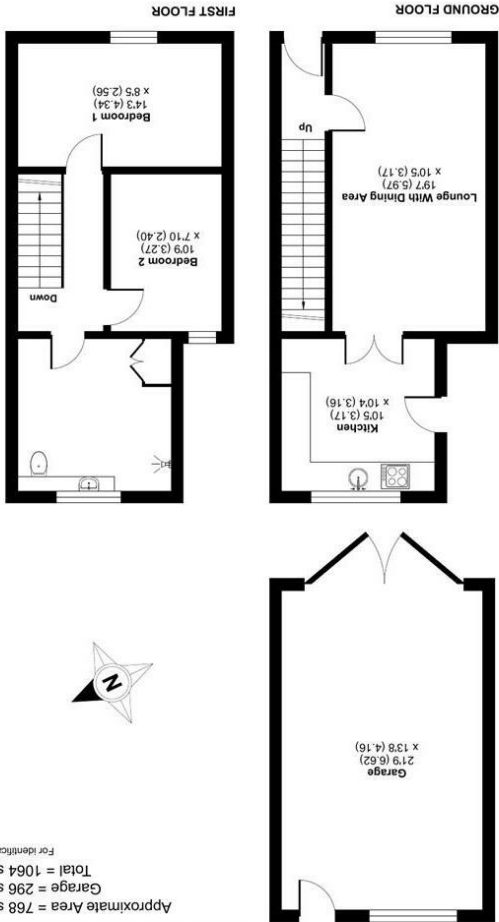
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



Mansel Street, Llanelli, SA15

Approximate Area = 768 sq ft / 71.3 sq m
Garage = 296 sq ft / 27.4 sq m
Total = 1064 sq ft / 98.7 sq m

For identification only - Not to scale

FLOOR PLAN



31 Mansel Street
Llanelli, SA15 1DA
Offers Around £90,000



GENERAL INFORMATION

This delightful two-bedroom mid-terrace house presents a wonderful opportunity for those looking to make their mark in a vibrant town centre. The property boasts a spacious lounge that seamlessly integrates with a dining area, creating an inviting space for both relaxation and entertaining.

The kitchen, while functional, offers the potential for modernisation, allowing you to design it to your taste. Upstairs, you will find two well-proportioned bedrooms, perfect for a small family or as guest rooms along with the bathroom.

One of the standout features of this property is the garage located at the rear, providing valuable storage space or the possibility of off-road parking, a rare find in town centre locations.

While the property is in need of updating, it presents a blank canvas for those with a vision to transform it into a contemporary haven. With its prime location, you will enjoy easy access to local amenities, shops, and transport links, making it an ideal choice for first-time buyers or investors alike.

This mid-terrace house on Mansel Street is not just a property; it is a chance to create a home that reflects your personal style in a lively community. Don't miss out on this opportunity to invest in a promising future in Llanelli.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

HALLWAY

LOUNGE WITH DINING AREA
19'7" x 10'4" (5.97m x 3.17m)

KITCHEN
10'4" x 10'4" (3.17m x 3.16m)

FIRST FLOOR

LANDING

BEDROOM ONE
14'2" x 8'4" (4.34m x 2.56m)

BEDROOM TWO
10'8" x 7'10" (3.27m x 2.40m)



SHOWER ROOM

EXTERNAL

PARKING
Garage 6.62m x 4.16m = accessed via Talbot Street. On road parking

COUNCIL TAX BAND = B

EPC = C

TENURE

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, as, due to the property being vacant, we cannot confirm availability

