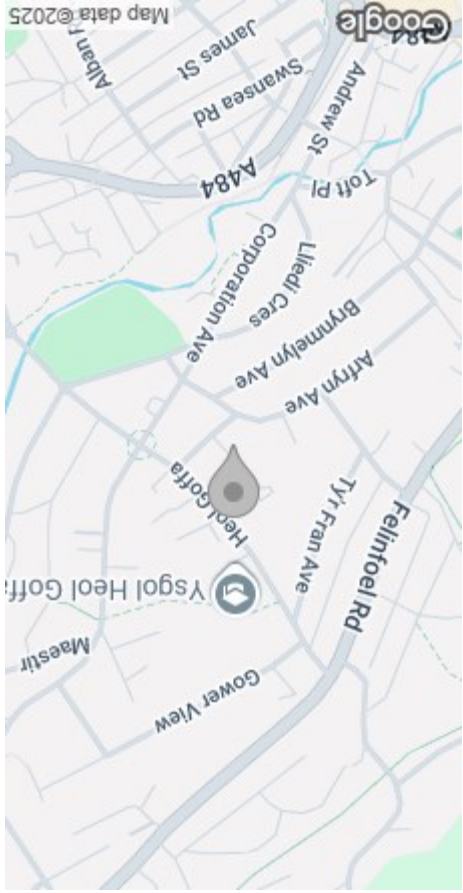


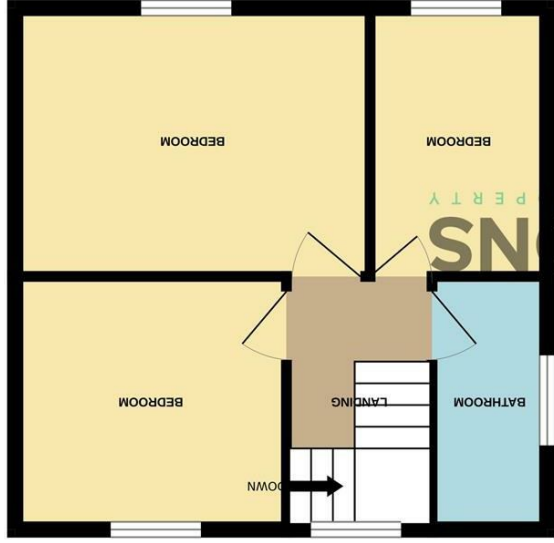
EPC

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.

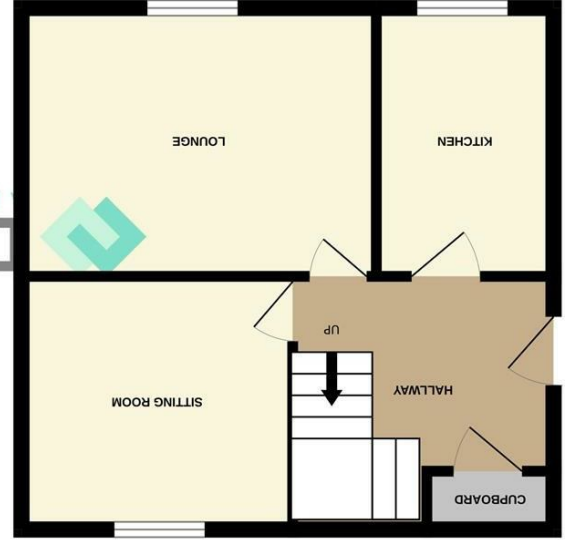
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



1 Waun Road
 , Llanelli, SA15 3RS
 Asking Price £129,995

3 1 2 D

GENERAL INFORMATION

Nestled on Waun Road, this charming semi-detached house presents a wonderful opportunity for those looking to create their dream home. Boasting two reception rooms, a cosy kitchen, three bedrooms, and a family bathroom, this property offers ample space for comfortable living.

Although in need of updating and modernising, this home exudes potential and is situated in a popular residential area, making it an ideal canvas for your personal touch. The enclosed rear garden provides a private outdoor space to relax and unwind, while off-road parking at the front adds convenience to your daily routine.

With its prime location and scope for improvement, this property is a hidden gem waiting to be discovered. A viewing is highly recommended to fully appreciate the fantastic location and the endless possibilities this home has to offer. Don't miss out on the chance to transform this property into your perfect abode.

RECENT UPDATE CHIMNEY STACK REMOVED

FULL DESCRIPTION

ENTRANCE

Door into:-

HALLWAY

Stairs to first floor, wooden flooring, storage cupboard.

LOUNGE

13'8" x 10'0" approx (4.17m x 3.05m approx)

Window to front, feature fireplace.

SITTING/DINING ROOM

10'7" x 10'5" approx (3.23m x 3.20m approx)

Window to rear.



KITCHEN

11'3" x 7'1" approx (3.43m x 2.18m approx)

Window to front, part tiled walls, wall and base units with worktop over, space for cooker and fridge/freezer, plumbed for washing machine, sink and drainer.

FIRST FLOOR

LANDING

Window to rear, loft access.

BEDROOM 1

11'6" x 10'5" approx (3.51m x 3.18m approx)

Window to front, built in wardrobes.

BEDROOM 2

10'7" x 10'2" approx (3.23m x 3.12m approx)

Window to rear.

BEDROOM 3

10'7" x 7'6" approx (3.23m x 2.31m approx)

Window to front, built in wardrobes.

BATHROOM

10'2" x 4'3" approx (3.12m x 1.32m approx)

Window to side, fully tiled walls, W/C, pedestal wash hand basin, shower cubicle.

EXTERNAL

Enclosed rear garden, with outbuildings. Off road parking to front.

N.B

Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceilings, original production of **down-pipes, guttering, soil pipes and garage roofs, this list is not exhaustive. We recommend that you conduct your own checks.

