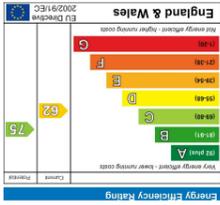


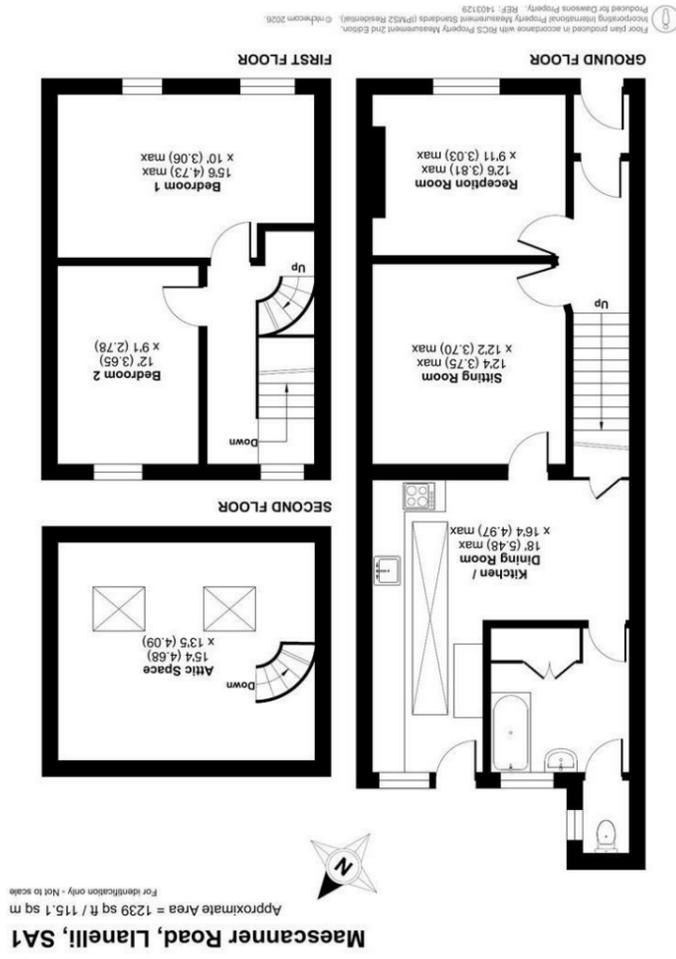
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



FLOOR PLAN



DAWSONS

46 Maescanner Road
 Dafen, Llanelli, SA14 8LR
 Offers Around £145,000



GENERAL INFORMATION

Situated on Maescanner Road in Llanelli, this semi-detached property offers a perfect blend of comfort and practicality. With two spacious double bedrooms, this property is ideal for small families, an investment opportunity or couples seeking a cosy yet functional living space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen and dining room create a warm atmosphere, perfect for family meals and gatherings. Additionally, the property boasts an attic room, which can serve as a versatile space for a home office, playroom, or extra storage.

Located in a friendly neighbourhood, this home is conveniently situated near local amenities, schools, and parks, making it an excellent choice for those looking to settle in Llanelli. With its charming features and practical layout, this semi-detached house is a fantastic opportunity for anyone seeking a comfortable and inviting home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

12'5" max x 9'11" max (3.81m max x 3.03m max)

Sitting Room

12'3" max x 12'1" max (3.75m max x 3.70m max)

Kitchen/Dining Room

17'11" max x 16'3" max (5.48m max x 4.97m max)

Family Bathroom

W.C



First Floor

Landing

Bedroom 1

15'6" max x 10'0" max (4.73m max x 3.06m max)

Bedroom 2

11'11" x 9'1" (3.65m x 2.78m)

Second Floor

Attic Space

15'4" x 13'5" (4.68m x 4.09m)

Parking

One space to front of property.

Council Tax band = B

EPC = D

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is EE.
Mobile - There are no known issues with the vendors current supplier, EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

