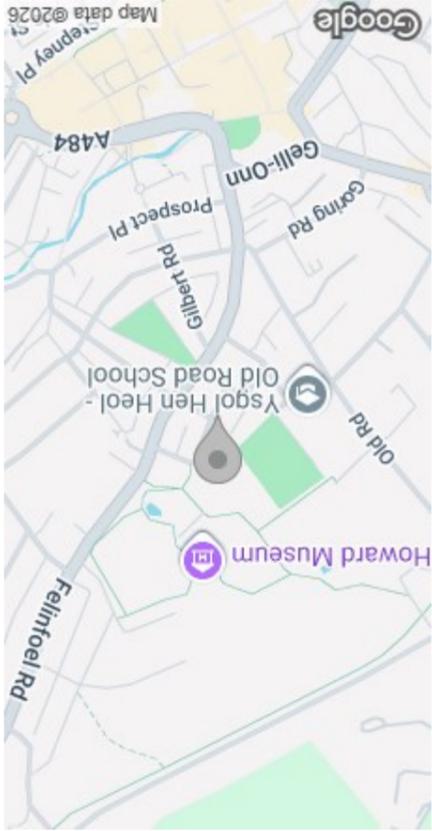


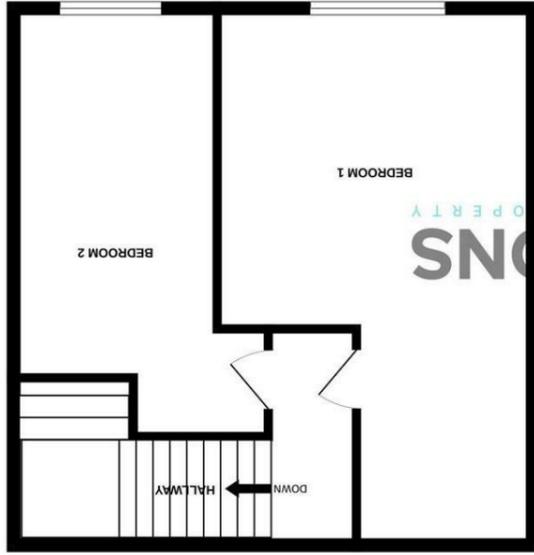
EPC



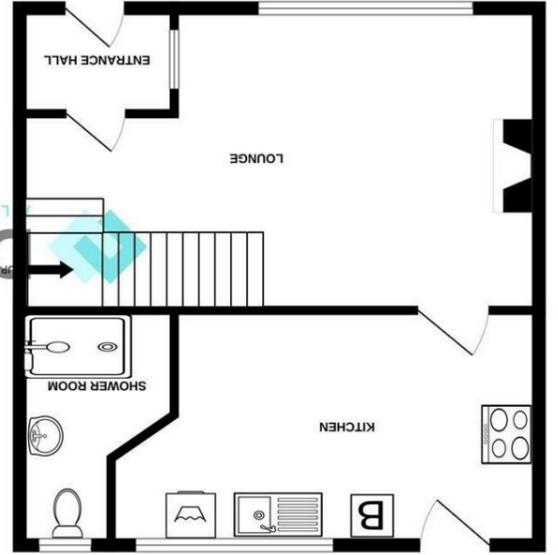
AREA MAP

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 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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1ST FLOOR



GROUND FLOOR

FLOOR PLAN



9 Union Buildings
 , Llanelli, SA15 3JW
Offers Around £140,000



GENERAL INFORMATION

Step inside this enchanting mid-terrace cottage, a true gem that warms the heart from the moment you see it. With its charming blue exterior, this home immediately oozes character and curb appeal, hinting at the delights within.

Inside, the fresh, clean interiors provide a perfect balance to the period features, including a fabulous fireplace that promises cozy evenings and a welcoming atmosphere throughout. The two-bedroom layout is full of charm and personality, making it perfect for those searching for a home with character.

Properties like this rarely come to the market, making it a truly special find. Conveniently located close to local amenities and the town centre, it offers both practicality and charm in equal measure. If you've been dreaming of a home with heart, this delightful cottage is one not to be missed.



FULL DESCRIPTION

Entrance

Porch

Sitting Room with Dining Area
12'10" x 15'3" (3.929 x 4.661)

Kitchen
12'2" x 10'9" (3.719 x 3.294)

Shower Room
5'0" x 10'6" (1.536 x 3.225)

First Floor

Landing

Bedroom One
13'0" x 9'8" (3.985 x 2.963)

Bedroom Two
5'2" x 7'11" (1.599 x 2.428)



External

Parking
On road parking.

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 mobile coverage using the vendors current supplier, EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

