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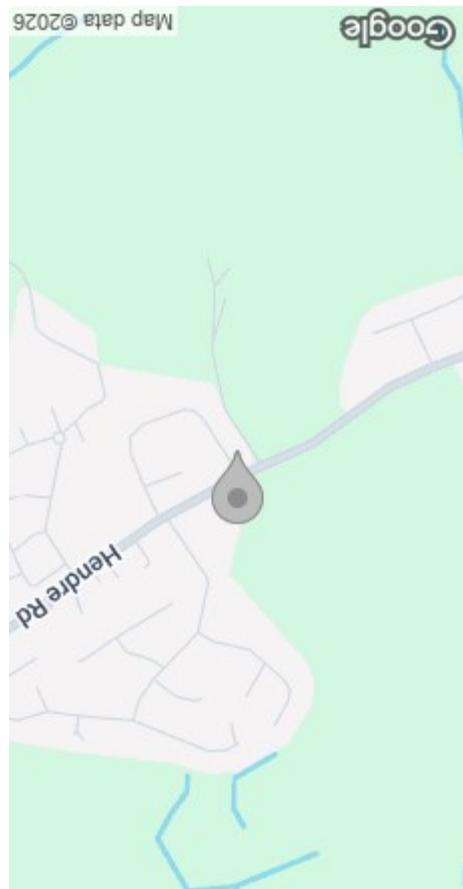
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is made in respect of any dimensions. The sizes, areas and approximate quantities of rooms and areas should be used as a guide only. Whilst every attempt has been made to be accurate as 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 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.

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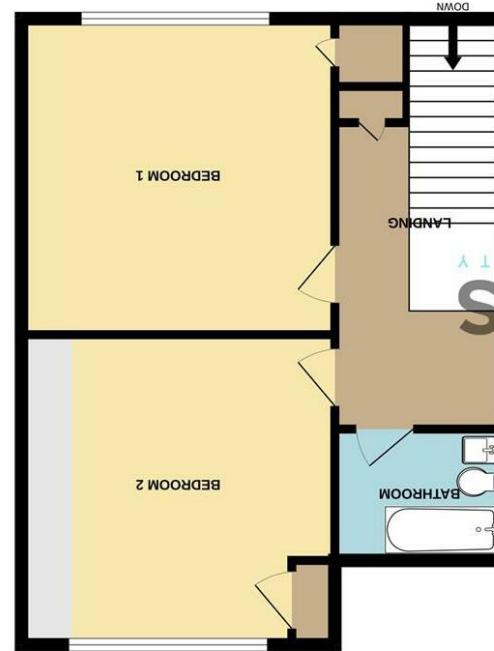
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AREA MAP



550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR



746 sq.ft. (69.3 sq.m.) approx.

GROUNDFLOOR

FLOOR PLAN



2 Cleviston Park
Llangennech, Llanelli, SA14 9UW
Asking Price £185,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Nestled in the charming area of Cleviston Park, Llangennech, this three-bedroom detached property offers a perfect blend of comfort and convenience. Ideal for families or those seeking a peaceful retreat, the home is conveniently located near the M4 motorway, providing easy access to nearby towns and cities.

Upon entering, you are welcomed by a spacious lounge/diner, perfect for entertaining guests or enjoying family meals. The well-appointed kitchen complements this area, making it a functional space for culinary enthusiasts. The property boasts three bedrooms which are spread over two levels, ensuring ample space for relaxation and privacy. With two bathrooms, one conveniently located on each level, morning routines are made effortless.

The exterior of the property is equally impressive, featuring both front and rear gardens that provide a lovely outdoor space for gardening or simply enjoying the fresh air. Off-road parking is also available, adding to the convenience of this charming home.

One of the standout features of this property is the breathtaking views over the valley, offering a picturesque backdrop that enhances the overall appeal. This home is not just a place to live; it is a sanctuary that combines modern living with the beauty of nature. Whether you are looking to buy or rent, this property in Llangennech is a wonderful opportunity that should not be missed.



FULL DESCRIPTION

Entrance

Hallway

Lounge/Diner
28'7" x 10'5" (8.73 x 3.2)

Lounge
9'11" x 8'11" (3.03 x 2.72)

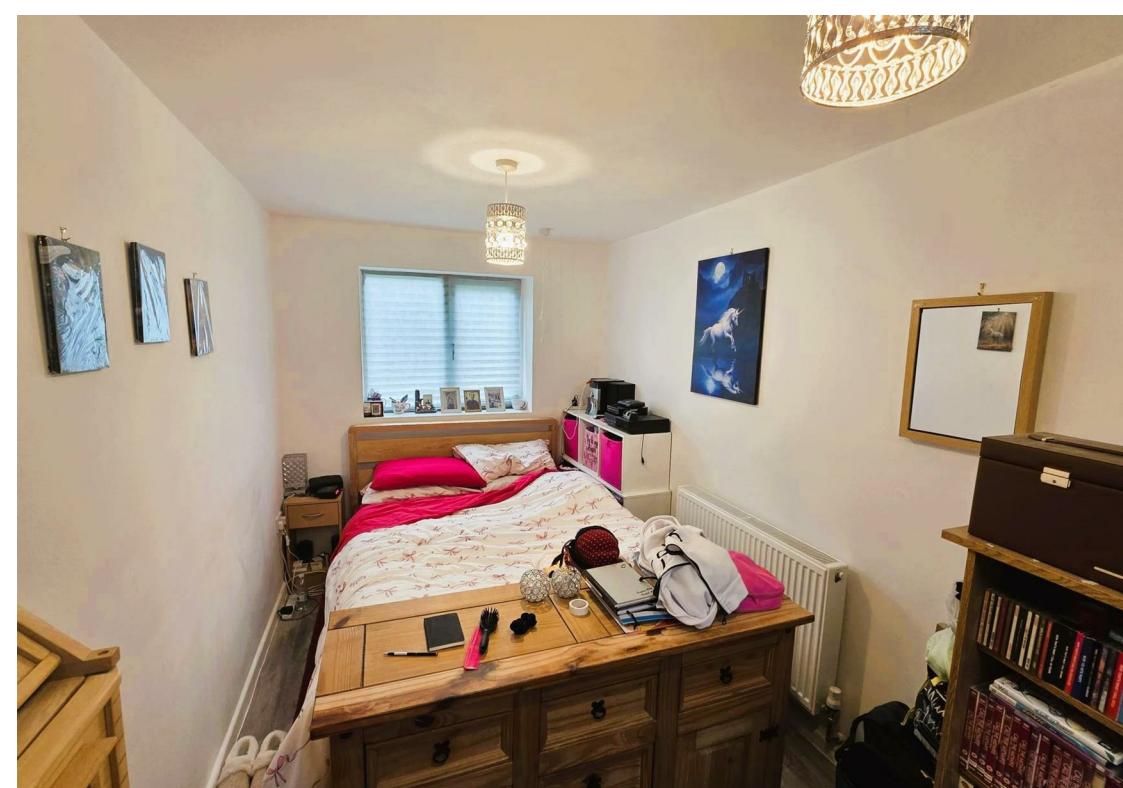
Bedroom 3
16'4" x 7'3" (5 x 2.23)

Kitchen
10'11" x 9'1" (3.33 x 2.77)

Shower room
9'3" x 7'3" (2.82 x 2.22)

First Floor

Landing



Bedroom One
10'5" x 13'1" (3.2 x 4)

Bedroom Two
13'3" x 13'1" (4.05 x 3.99)

Bathroom
6'7" x 6'2" (2.01 x 1.89)

External

Rear Garden

Front Garden

Parking
Driveway to the front

Council Tax - Band C

EPC - D

Services

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

Broadband - Not currently at the property.

Mobile - There are no known issues with mobile coverage using the vendors current supplier.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

