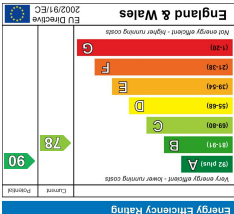


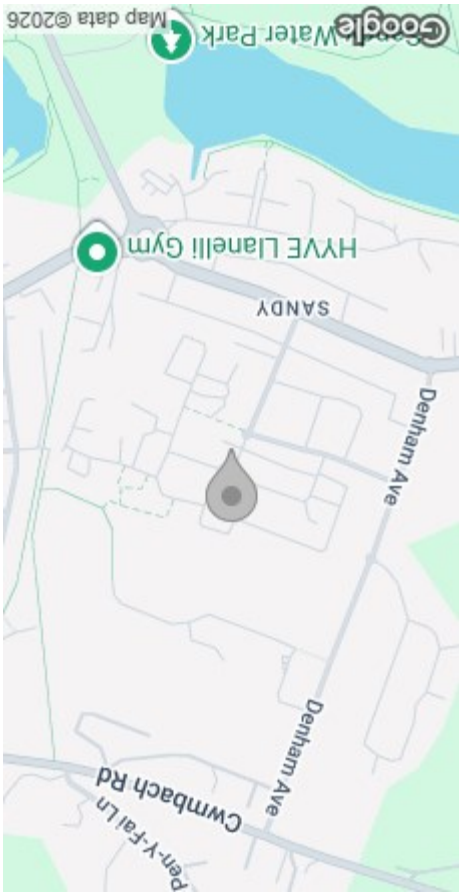
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

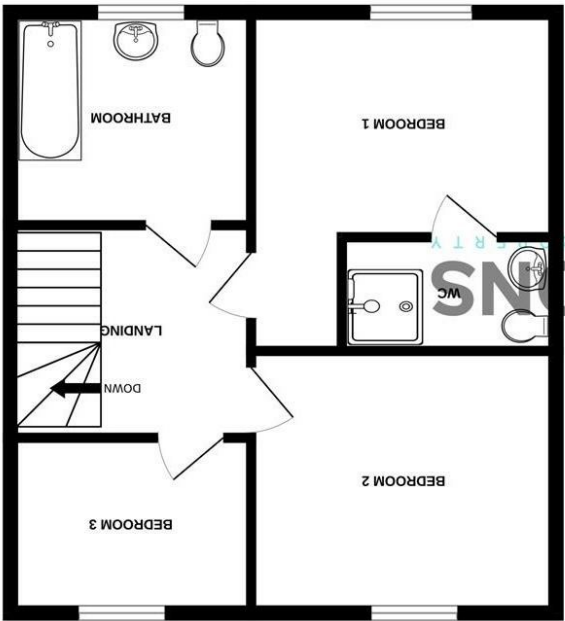
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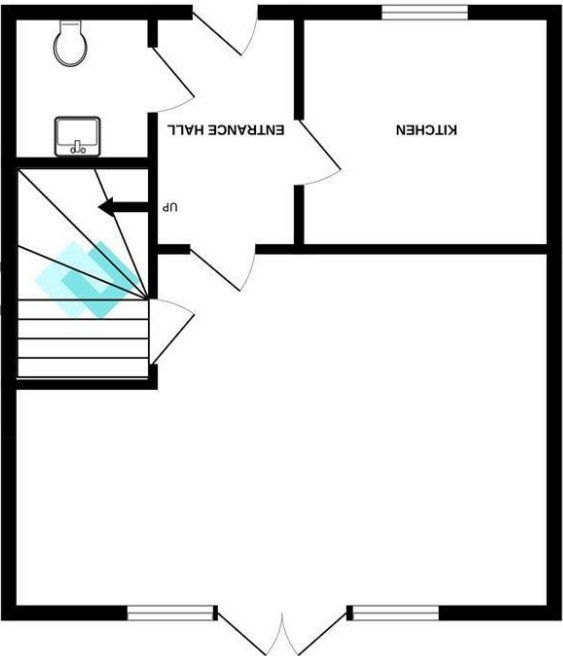
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

Nestled in the sought-after Stradey development of Llanelli, this charming semi-detached house offers a delightful blend of modern living and convenience. As you step inside, you are welcomed by a bright and inviting hallway, which leads to essential cloakroom facilities. The well-appointed kitchen and spacious lounge and dining room provide an ideal setting for relaxation and entertaining. On the first floor, you will find three comfortable bedrooms the master having an en-suite. The family bathroom is conveniently located, ensuring that all your needs are met within this lovely home.

One of the standout features of this property is the provision of two car parking spaces a rare find in many developments. Additionally, the private enclosed rear garden offers a tranquil outdoor space, perfect for enjoying the fresh air or hosting gatherings with family and friends. With its proximity to the scenic coastal path and a variety of local amenities, this property is not only a wonderful home but also a gateway to the vibrant lifestyle that Llanelli has to offer. Whether you are a first-time buyer or looking to downsize, this modern end link property is sure to impress. Don't miss the opportunity to make it your own.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

HALLWAY

W.C

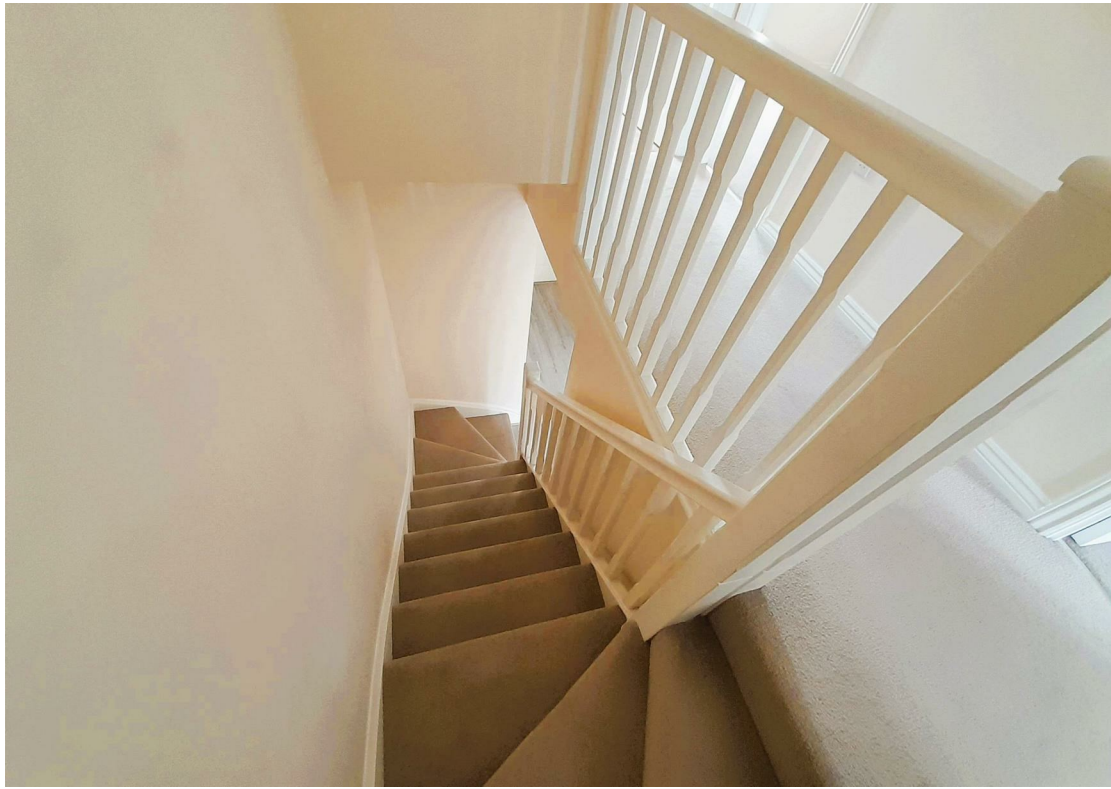
KITCHEN
10'4" x 8'0" (3.15m x 2.45m)

LIVING ROOM WITH DINING AREA
15'1" x 14'4" (4.61m x 4.38m)

FIRST FLOOR

LANDING

BEDROOM ONE
11'7" x 8'2" (3.54m x 2.5m)



EN-SUITE

BEDROOM TWO
10'7" x 8'5" (3.25m x 2.59m)

BEDROOM THREE
7'7" x 6'3" (2.33m x 1.93)

PARKING
Allocated parking spaces

TENURE
Freehold

EPC= C

COUNCIL TAX BAND = C

SERVICES
Broadband - The current provider is Open Reach
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

