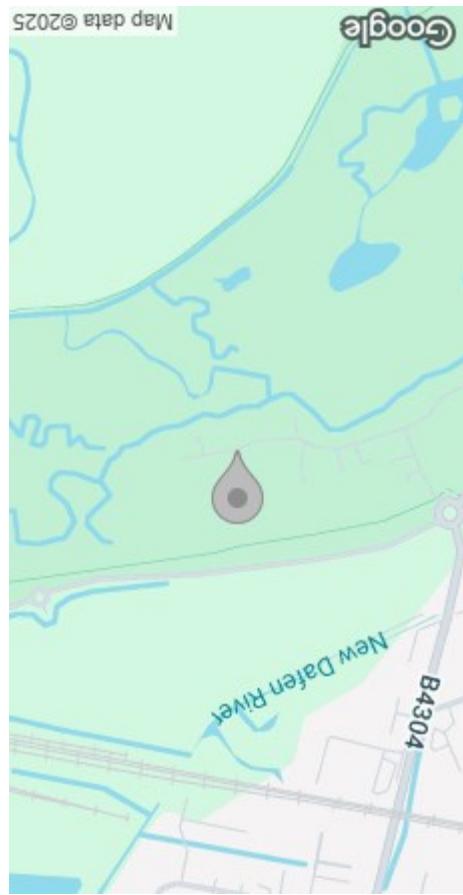
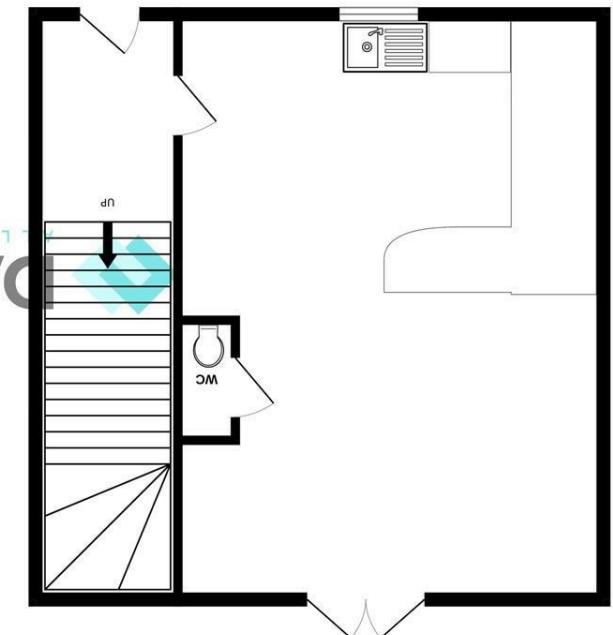
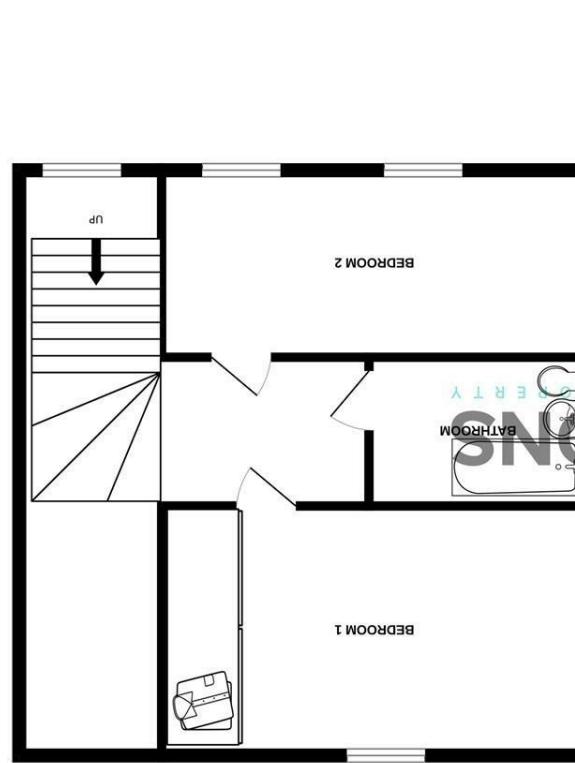


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. It is the responsibility of the purchaser to satisfy themselves as to the suitability of the property for their intended purpose and to make their own arrangements to inspect the property. The vendor reserves the right to accept or reject any offer.

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as to their suitability or otherwise can be given.



AREA MAP

FLOOR PLAN



58 Ffordd Y Meillion
Llanelli, SA15 2EX
Offers Around £165,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Nestled in the desirable area of Ffordd Y Meillion, Llanelli, this charming two-bedroom end terrace house presents an excellent opportunity for first-time buyers. The two bedrooms offer comfortable living spaces, ideal for a small family or those looking to downsize.

One of the standout features of this home is its convenient side drive, providing off-road parking, a valuable asset in today's market. The location is particularly appealing, as it is within walking distance to the beautiful beach, allowing residents to enjoy the stunning coastal scenery and leisurely strolls by the sea. Additionally, the town centre and retail park are just a short distance away, offering a variety of shops, restaurants, and amenities to cater to your everyday needs.

This property is not only a lovely home but also a fantastic investment in a sought-after area. With its blend of comfort, convenience, and coastal charm, this end terrace house is sure to attract interest. Don't miss the chance to make this delightful property your own.

Freehold, Council Tax Band C=EPC-
Management fee payable to Remus per annum



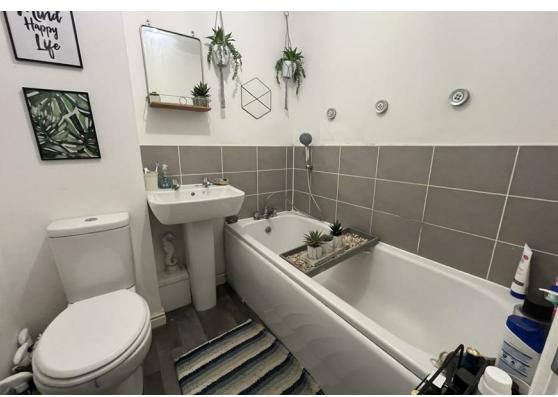
FULL DESCRIPTION

ENTRANCE

HALLWAY

WC

KITCHEN/BREAKFAST/LOUNGE 21'11" x 12'0" (6.7m x 3.66m)



You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - YES: British Gas
Gas -YES: British Gas
Water - YES - Welsh Water Meter
Broadband: BT
We are also advised that a management fee is payable to Remus Per Annum Cost for 2024/2025 £174.000