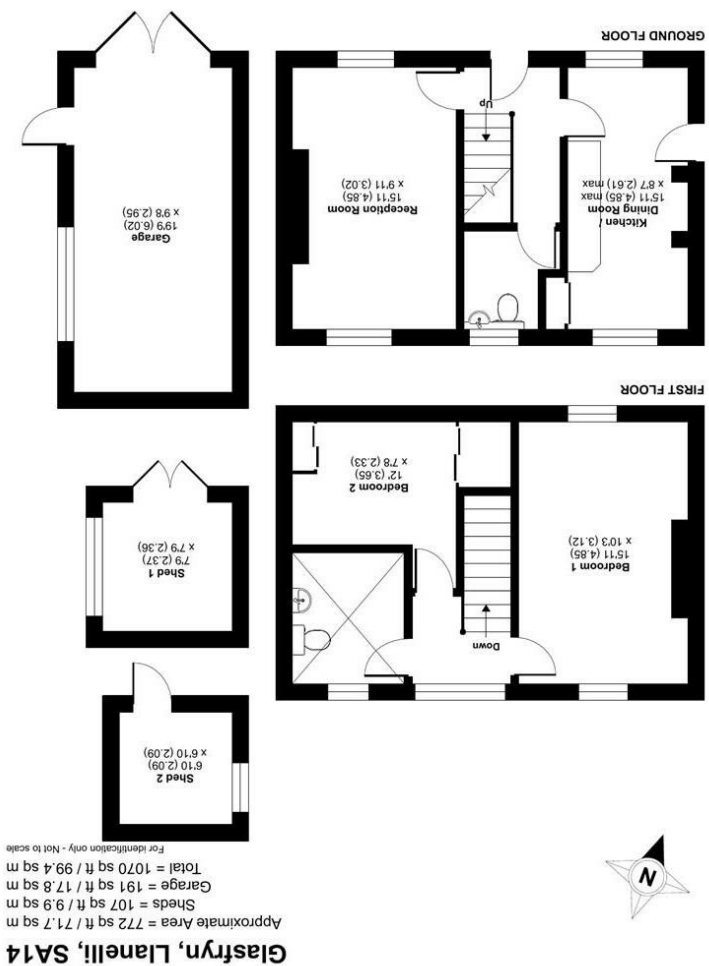
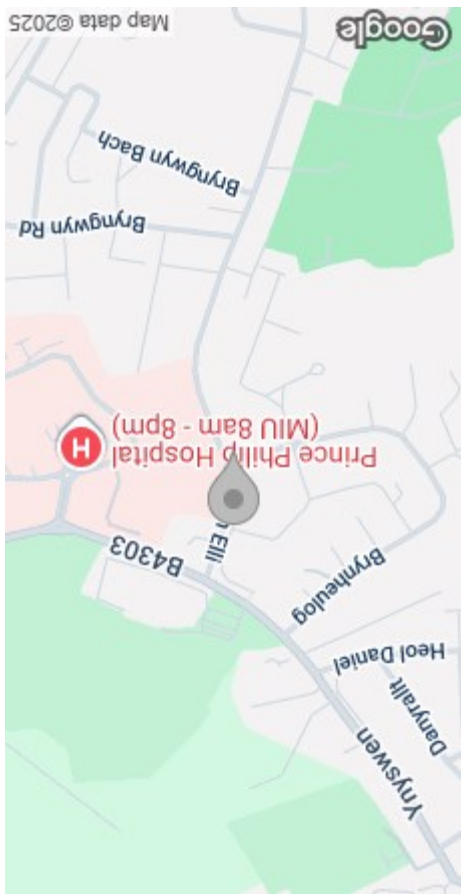


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. Produced for Dawsons Property. REF: 1346264



FLOOR PLAN



AREA MAP


DAWSONS

1 Glasfryn

, Llanelli, SA14 8PG

Offers Around £135,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Situated on a development of similar properties, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a spacious reception room, this property offers a comfortable living space that is ripe for modernisation.

The kitchen and dining area provide a functional layout. The house is set on a generous plot, allowing plenty of space to park, which is a rare find in this area. Additionally, a garage adds further convenience and storage options.

This property is ideally situated, with local schools within easy reach, making it a great choice for families. Furthermore, the proximity to Llanelli town centre and Trostre Retail Park ensures that all your shopping and leisure needs are just a short drive away.

While the house is in need of some updating, it holds significant potential to be transformed into a fabulous home tailored to your tastes. This property offers a wonderful canvas to work with. Don't miss the chance to explore the possibilities that await in this delightful semi-detached house in Glasfryn.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
15'10" x 9'10" (4.85m x 3.02m)

Kitchen/Dining Room
15'10" x 10'2" (4.85m x 3.12m)

W.C

First Floor

Landing

Bedroom 1
15'10" x 10'2" (4.85m x 3.12m)



Bedroom 2
11'11" x 7'7" (3.65m x 2.33m)

Bathroom

Outbuildings
Shed 1 2.37m x 2.36m
Shed 2 2.09m x 2.09m

Parking
Driveway to front and side of property
Garage (6.02m x 2.95m)

Council Tax Band = B

EPC = C

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
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

Additional Information
Please note, this is an ex local authority property.

