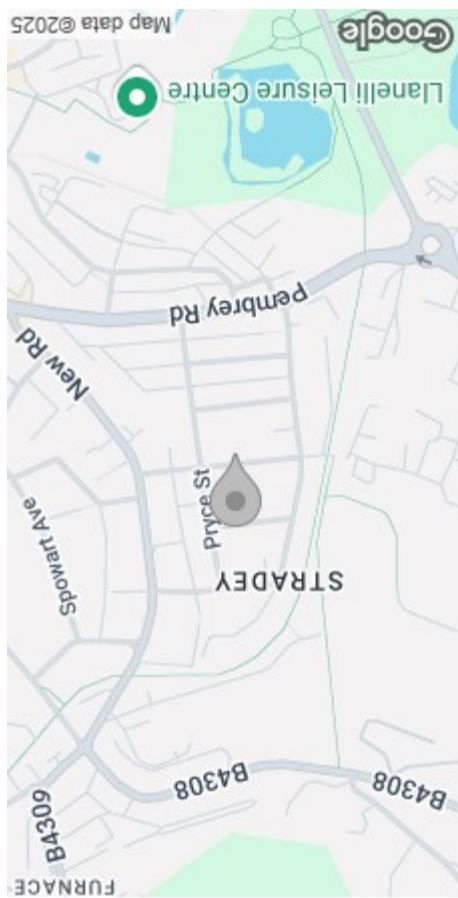


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



1ST FLOOR: 391 sq.ft. (36.3 sq.m.) approx.

GROUNDFLOOR: 391 sq.ft. (36.3 sq.m.) approx.

78

76

74

72

70

68

66

64

62

60

58

56

54

52

50

48

46

44

42

40

38

36

34

32

30

28

26

24

22

20

18

16

14

12

10

8

6

4

2

0

FLOOR PLAN



19 Stradey Park Avenue

Llanelli, SA15 3EG

Offers Around £150,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Welcome to Stradey Park Avenue, Llanelli - a charming semi-detached house that could be your next dream home! In need of total updating but with two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and family bathroom located on the first floor.

As you step inside, you'll be greeted by a well-sized reception room with bay fronted windows that span the front, allowing natural light to flood the space. The highlight of this home is the magnificent stained glass window on the landing.

Externally a good size rear garden and drive to the front.

Don't miss the opportunity to make this house your own and create lasting memories in this wonderful property. Contact us today to arrange a viewing and take the first step towards owning your perfect home in Llanelli.

Freehold=Council Tax Band D=EPC-TBC



FULL DESCRIPTION

ENTRANCE

HALLWAY

LIVING ROOM

11'1" x 10'8" (3.388 x 3.269)

LOUNGE/DINER

10'9" x 12'6" (3.299 x 3.820)

KITCHEN

6'2" x 10'10" (1.881 x 3.314)

FIRST FLOOR

LANDING

BEDROOM ONE

11'1" x 10'6" (3.393 x 3.211)

BEDROOM TWO

11'0" x 9'5" (3.374 x 2.891)



BEDROOM THREE

6'8" x 11'1" (2.042 x 3.396)

BATHROOM

4'11" x 7'11" (1.516 x 2.426)

EXTERNALLY

GARDEN

MATERIAL INFORMATION

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

ADDITIONAL INFORMATION

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric -

Gas -

Water -

Broadband -

Broadband Supplier -