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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

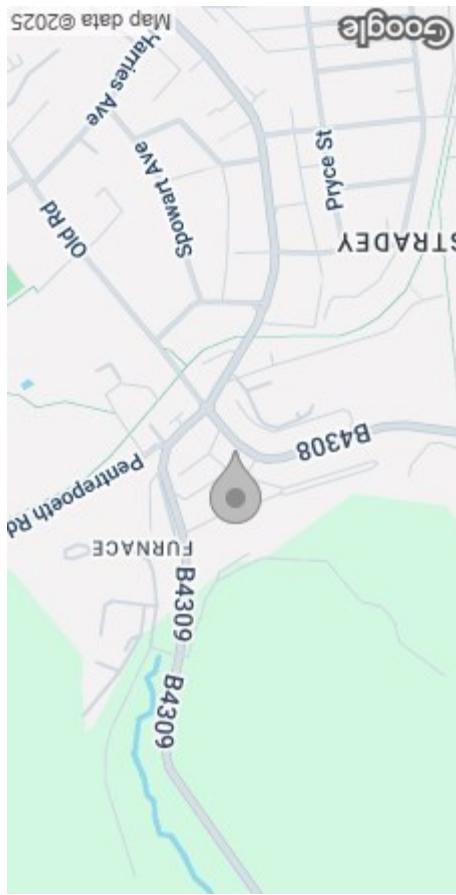
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Stradey Road, Llanelli, SA15

Approximate Area = 806 sq ft / 74.8 sq m
For identification only - Not to scale

AREA MAP



FLOOR PLAN



18 Stradey Road
Llanelli, SA15 4ET
Offers Over £130,000



GENERAL INFORMATION

Situated on Stradey Road in Llanelli, this well presented mid-terrace property presents an excellent opportunity for both first-time buyers and savvy investors. With three well-proportioned bedrooms, this property offers ample space for families or those seeking a comfortable home. The ground floor features a welcoming lounge, perfect for relaxation or entertaining guests, adjacent to this, you will find a convenient dining room. The property benefits from a utility area, enhancing the functionality of the home. The family bathroom, also located on the ground floor, is designed for practicality and ease of use.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. The garden is a wonderful addition, allowing for outdoor living in a safe and secure environment, with the additional bonus of off road parking to the rear.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable. This property is not only a lovely home but also an ideal investment opportunity in a growing area. In summary, this three-bedroom mid-terrace house on Stradey Road is a fantastic choice for those looking to enter the property market or expand their investment portfolio. With its practical layout, enclosed garden, and prime location, it is sure to attract interest. Do not miss the chance to view this charming home.



FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge

11'10" x 9'1" (3.63m x 2.78m)



Dining room

11'10" x 11'6" (3.63m x 3.52m)

Kitchen

10'10" x 8'2" (3.32m x 2.50m)

Utility

6'11" x 5'8" (2.12m x 1.74m)

Family Bathroom



First floor

Landing

Bedroom 1

13'0" x 9'11" (3.97m x 3.03m)

Bedroom 2

8'1" x 6'11" (2.48m x 2.13m)

Bedroom 3

9'9" x 6'11" (2.98m x 2.11m)

Parking

To rear

Council Tax Band = B

EPC = D

FREEHOLD

Services

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

Broadband - The current supplier is Utility Warehouse

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

