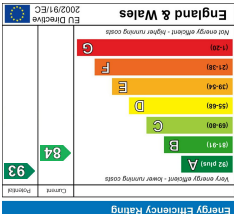


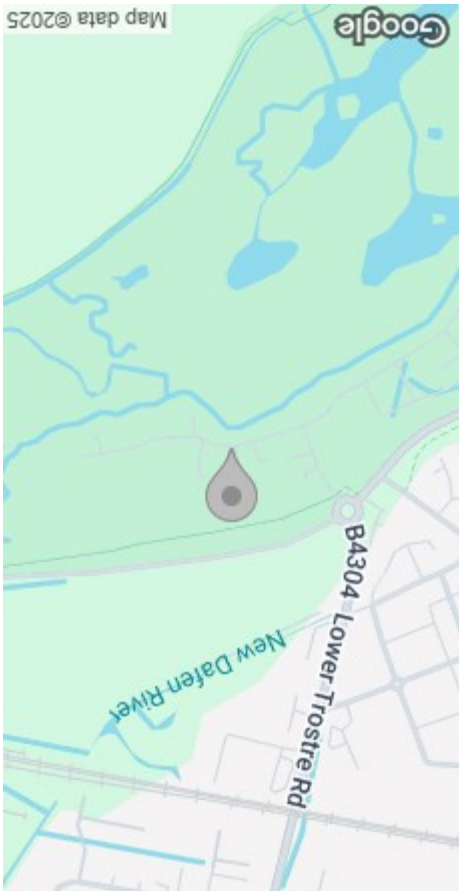
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EPC



AREA MAP



62 Ffordd Y Meillion  
, Llanelli, SA15 2EX  
Asking Price £340,000

4 2 2 B



GENERAL INFORMATION

Welcome to this Detached home which is located on Ffordd Y Meillion, Situated close to Trostre Retail Park so you'll have easy access to a variety of shops, restaurants, and amenities. This property boasts four bedrooms, perfect for a growing family or those in need of extra space.

The property features a delightful living room, ideal for relaxing. Imagine enjoying the stunning views of Machynys Golf Course from virtually every window in the house, bringing a touch of tranquillity to your everyday life.

One of the highlights of this property is the delightful conservatory, offering a tranquil space to enjoy a cup of tea while overlooking the beautiful surroundings. Additionally, the nearby cycle path provides a wonderful opportunity for leisurely rides or evening strolls in the fresh air.

With its four bedrooms, this home provides versatility and space for your individual needs. The en-suite bathroom in the master bedroom adds a touch of luxury to your daily routine.

Whether you are a golf enthusiast who appreciates the scenic views or someone looking for a peaceful retreat close to amenities, this house on Ffordd Y Meillion is sure to capture your heart. Don't miss the chance to make this lovely property your new home.

FULL DESCRIPTION

HALLWAY

LOUNGE  
12'11 x 12'2 (3.94m x 3.71m)

CLOAKROOM  
5'5 x 3 (1.65m x 0.91m)

KITCHEN/DINER  
18' x 9'4 (5.49m x 2.84m)

CONSERVATORY  
13'4 x 17'2 (4.06m x 5.23m)

UTILITY ROOM  
7'6 x 5'4 (2.29m x 1.63m)

FIRST FLOOR

LANDING



BEDROOM TWO  
12'11 x 10'7 (3.94m x 3.23m)

EN-SUITE  
5'10 x 5'10 (1.78m x 1.78m)

BEDROOM THREE  
9'6 x 9'4 (2.90m x 2.84m)

BEDROOM FOUR  
9'4 x 8'2 (2.84m x 2.49m)

SECOND FLOOR

MASTER BEDROOM  
16'4 x 11'3 (4.98m x 3.43m)

EN-SUITE  
5' x 6'5 (1.52m x 1.96m)

EXTERNALLY  
GARDEN

