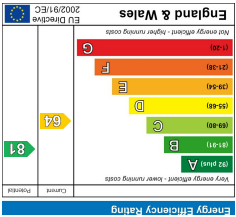
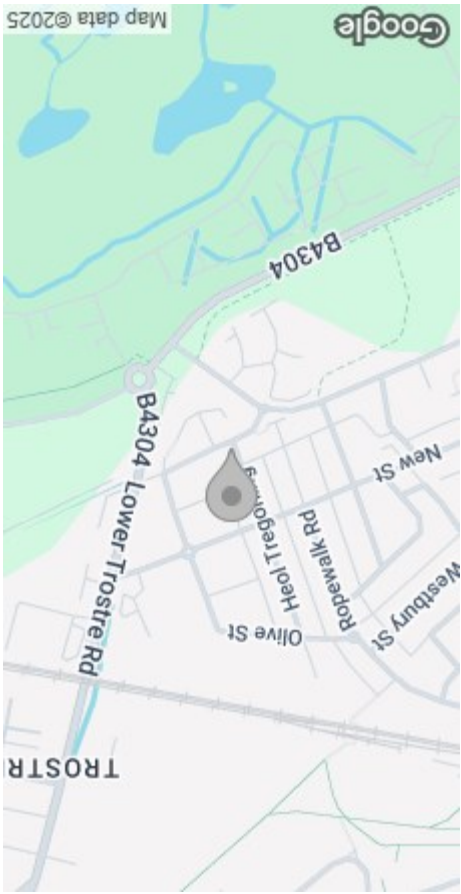


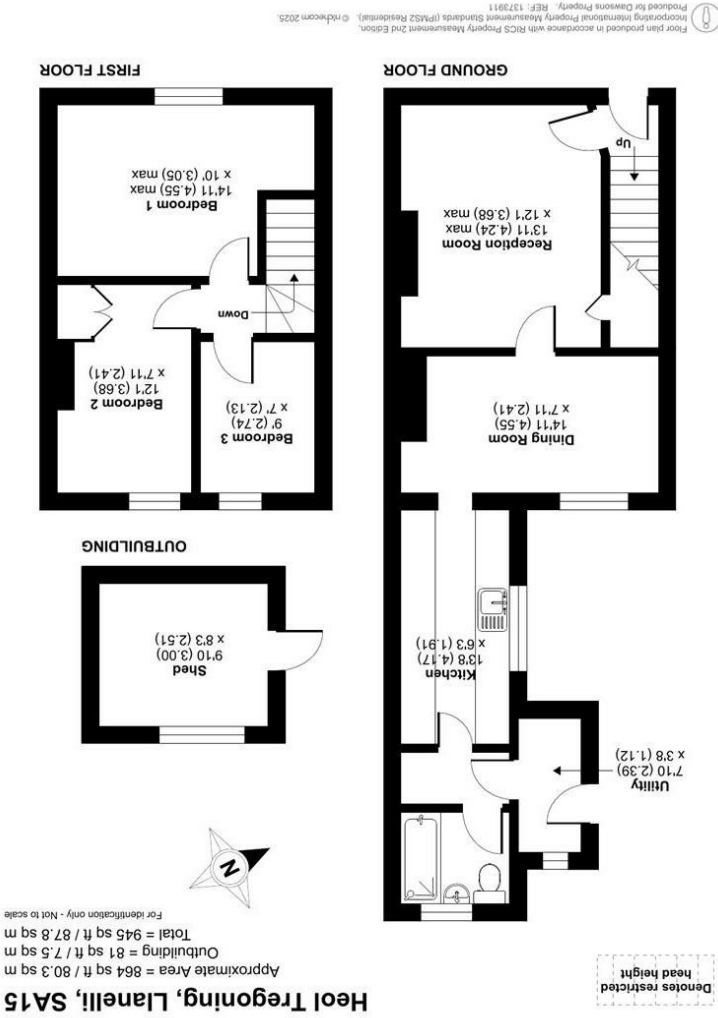
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



75 Heol Tregoning
, Llanelli, SA15 2BD
Asking Price £118,500

3 1 2 D

GENERAL INFORMATION

Located in the popular area of Heol Tregoning, Llanelli, this delightful semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. The ground floor comprises a welcoming hallway, a comfortable lounge, and a dining room that flows seamlessly into the kitchen, making it perfect for family gatherings. The bathroom is conveniently located on the same floor, ensuring ease of access for all residents. Additionally, the rear porch is equipped with plumbing for a washing machine, adding to the practicality of the home.

Upstairs, you will find three generously sized bedrooms, offering plenty of room for rest and personalisation.

The exterior of the property is equally appealing, with driveway parking available at the front, ensuring convenience. The enclosed rear garden is a lovely space for outdoor activities, complete with a purpose-built shed for storage. Gated pedestrian access to the rear adds an extra layer of convenience.

Situated in a popular residential location, this home is close to local schools and a variety of amenities, making it ideal for families. Furthermore, the coastal path is just a short distance away, offering beautiful walks and stunning views.

This property is a must-see, and we highly recommend scheduling a viewing to fully appreciate all it has to offer. Don't miss out on the chance to make this lovely house your new home.

FULL DESCRIPTION

GROUND FLOOR

KITCHEN
13'8 x 6'3 (4.17m x 1.91m)

UTILITY
7'10 x 3'8 (2.39m x 1.12m)

BATHROOM

DINING ROOM
14'11 x 7'11 (4.55m x 2.41m)

RECEPTION ROOM
13'11 max x 12'1 max (4.24m max x 3.68m max)

FIRST FLOOR

LANDING



BEDROOM 1
14'11 max x 10' max (4.55m max x 3.05m max)

BEDROOM 2
12'1 x 7'11 (3.68m x 2.41m)

BEDROOM 3
9' x 7' (2.74m x 2.13m)

EXTERNAL

OUTBUILDING
Shed

COUNCIL TAX BAND = B

EPC = D

TENURE
FREEHOLD

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - Ufibre
Mobile provider - EE, There are no known issues with mobile coverage using the vendors current supplier, You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

ADDITIONAL INFORMATION
Please note, this is an ex local authority property.

