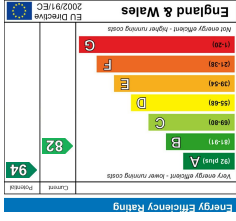
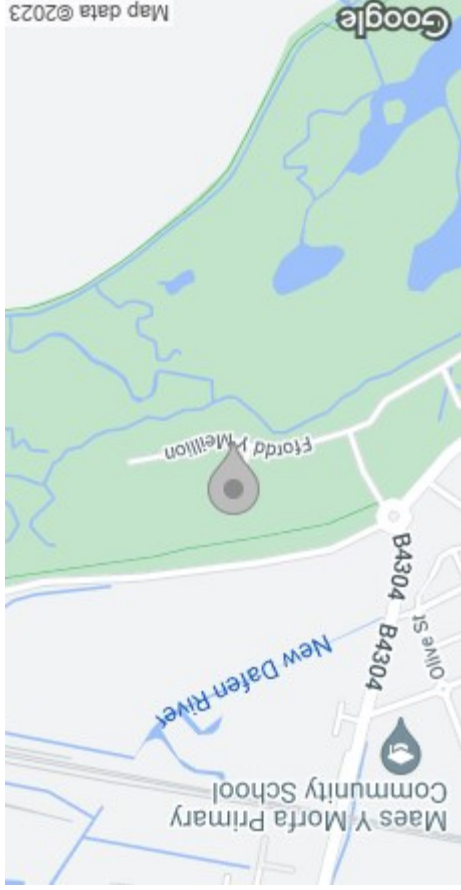


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

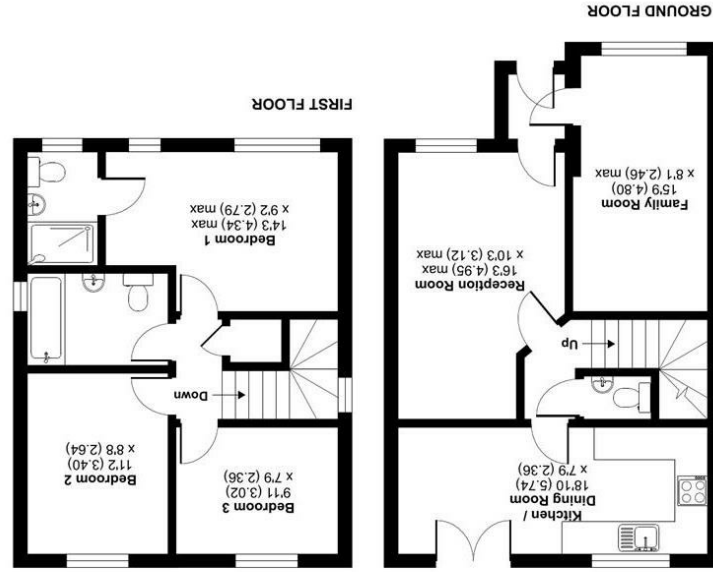
Floor plan produced in accordance with RICS Property Measurement Standards incorporating RICS Property Measurement Standard (RICS 2018) © rickson 2022



EPC



AREA MAP



Ffordd Y Meillion, Llanelli, SA15
 Approximate Area = 1021 sq ft / 94.9 sq m
 For identification only - Not to scale

FLOOR PLAN



69 Ffordd Y Meillion
 , Llanelli, SA15 2EX
Offers Over £250,000



GENERAL INFORMATION

DAWSONS HAVE GREAT PLEASURE TO OFFER FOR SALE THIS 3 BEDROOM DETACHED, NO CHAIN PROPERTY WITH OUTSTANDING VIEWS OVER MACHYNYNS GOLF COURSE !!

The property is located on the sought after location of Ffordd Y Meillion and is conveniently located to all local amenities including Trostre Retail Park, Machynys Golf Course and offers good road links to the M4.

The property briefly comprises: Entrance Hallway, Cloakroom, Lounge, Kitchen/Diner to the Ground Floor with Three Bedrooms, En Suite and a Bathroom to the First Floor.

Externally: Enclosed rear garden and a Driveway.

We highly recommend viewing this property to appreciate what it has to offer.

FULL DESCRIPTION

ENTRANCE

Driveway to front providing ample off road parking. Composite glazed door opening to :

HALLWAY

Laminated wood flooring, radiator, electricity consumer unit. Door leading to living room. Bi-folding door to:

SITTING ROOM

15'0" x 9'0" (4.58m x 2.75m)
Double glazed windows to front with views over golf course, laminate flooring, radiator.

LOUNGE

15'11" x 10'2" (4.87m x 3.10m)
Double glazed windows to front aspect, radiator. wall mounted electric fire (not tested), laminated wood flooring.

INNER HALL

Laminated wood flooring, stairs to first floor, radiator. Door to:



W.C.

Tile effect laminate flooring, low level W.C., wall mounted wash hand basin with mixer tap. Wall mirror, glass shelf. extractor fan.

KITCHEN

18'6" x 7'10" (5.64m x 2.40m)
Fitted with a range of wall and base units with work tops over having inset stainless steel sink unit, with double glazed window over looking rear garden, inset electric oven with hob and extractor hood over, glass splash back. Ceramic tiled flooring, spotlights to ceiling, radiator. Double glazed double doors to rear garden, wall mounted Logik boiler (not tested), space for table & Chairs.

FIRST FLOOR

Reached via stairs found in inner hall

LANDING

Airing cupboard, access to attic. Doors to:

MASTER BEDROOM

11'8" x 9'9" (3.58m x 2.98m)
Two double glazed windows to front with views over golf course, radiator, carpet. Door to:

EN-SUITE

Shower enclosure with sliding glass door, pedestal wash hand basin, W.C. Extractor fan. Tile effect laminate flooring, frosted double glazed window to front aspect.

BEDROOM TWO

8'7" x 9'0" (2.64m x 2.75m)
Double glazed window, radiator, carpet.

BEDROOM THREE

10'2" x 7'10" (3.10m x 2.41m)
Double glazed window over looking rear garden, radiator, carpet.

BATHROOM

8'7" x 5'6" (2.64m x 1.68m)
White three piece suite comprising :Panelled bath, pedestal wash hand basin, W.C. radiator, extractor fan, tile effect laminate flooring, frosted double glazed window.

EXTERNALLY

GARDEN

Enclosed rear garden with decking area, paved pathway and side access gate, synthetic grass, and fencing with LEDs.

