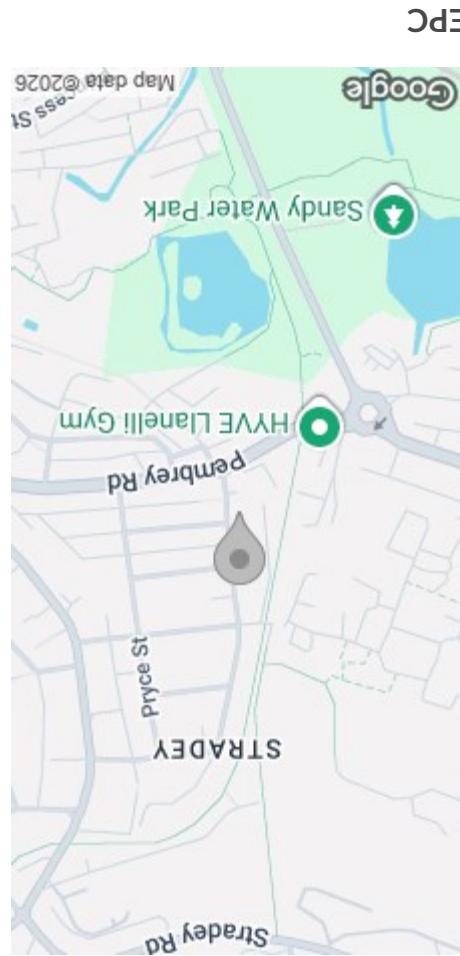
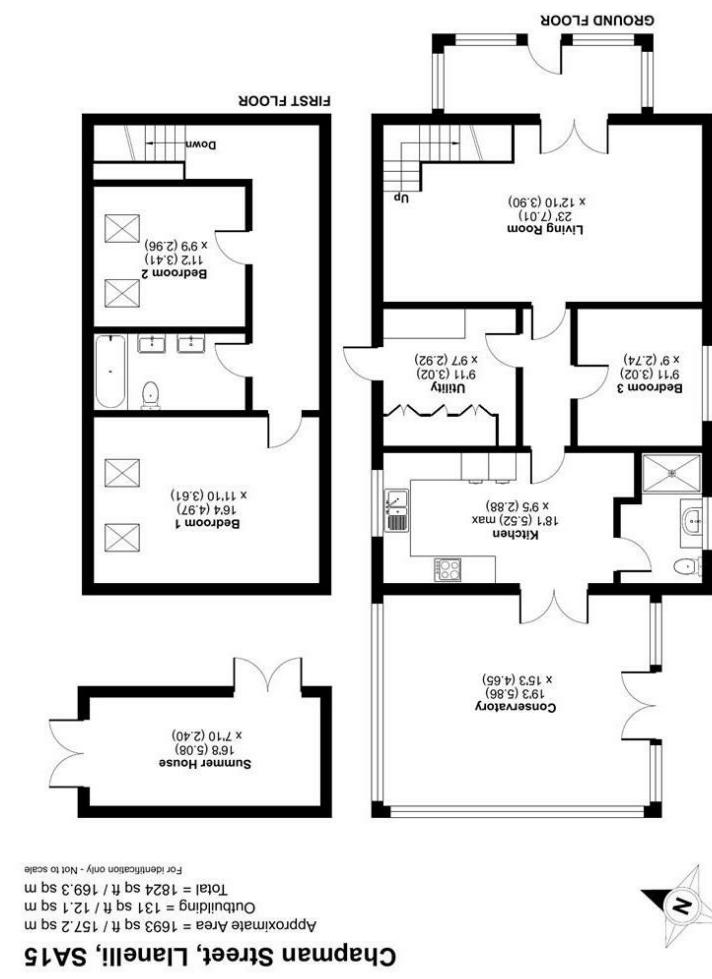


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### AREA MAP



Chapman Street, Llanelli, SA15

### FLOOR PLAN



1 Chapman Street  
Llanelli, SA15 3EL  
Offers Around £285,000



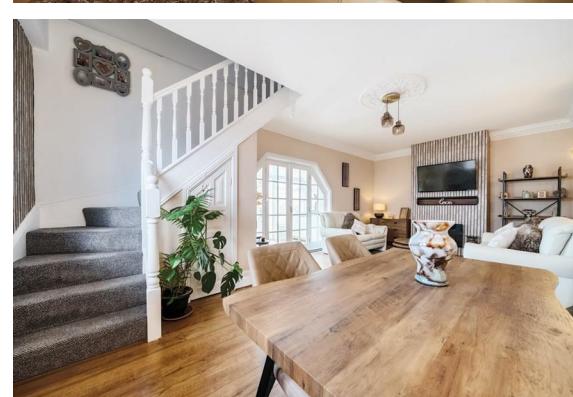
## GENERAL INFORMATION

Once owned by the historic Milk Marketing Board, this remarkable dormer-detached home is brimming with character and has been thoughtfully reconfigured to create a superb family residence that perfectly balances charm with modern convenience. On entering, a welcoming hallway sets the tone, offering ample space that could easily double as a home office. Double doors open into a bright and spacious lounge-dining room, ideal for family gatherings or entertaining friends. From the inner hallway, you'll find a versatile ground-floor bedroom and a practical utility room, formerly the fourth bedroom, reimagined to suit modern living. A well-appointed kitchen, a convenient shower room, and a stunning rear sun room—flooded with natural light and overlooking the garden—complete the ground floor.

Upstairs, the first floor hosts two generously sized bedrooms alongside a family bathroom, providing comfortable accommodation for both residents and guests.

Outside, the property excels with cleverly designed garden areas offering a variety of seating spots for relaxation. To the rear, a charming summer house provides a perfect retreat for creative hobbies or simply enjoying long summer evenings with a drink from the bar.

Situated on level ground in a highly desirable residential location, the home benefits from close proximity to the coastal path and a wealth of local amenities. This is a rare opportunity to acquire a property that combines historical significance, flexible living spaces, and a sought-after setting—making it a true must-see.



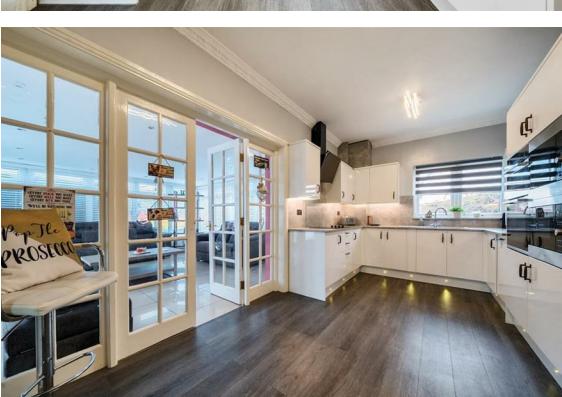
## FULL DESCRIPTION

### GROUND FLOOR

#### HALLWAY

#### LIVING ROOM

23' x 12'10 (7.01m x 3.91m)



#### UTILITY

9'11 x 9'7 (3.02m x 2.92m)

#### BEDROOM 3

9'11x9' (3.02mx2.74m)

#### KITCHEN

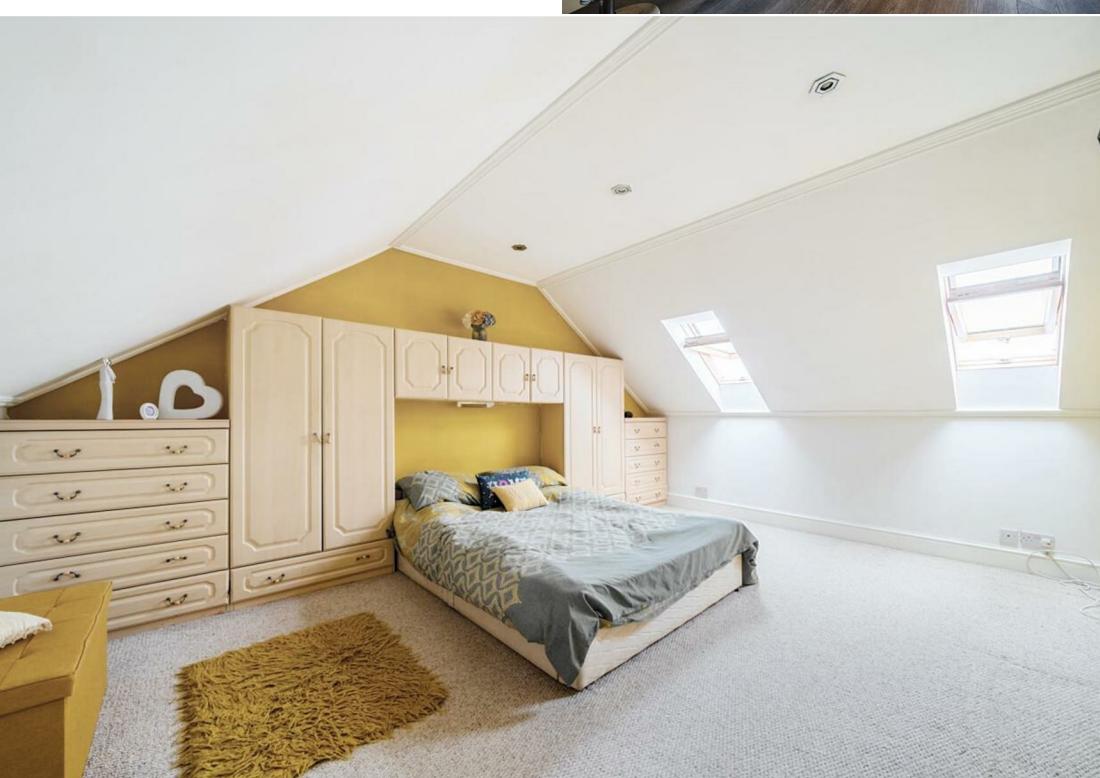
18'1 x 9'5 (5.51m x 2.87m)

#### CONSERVATORY

19'3 x 15'3 (5.87m x 4.65m)

#### FIRST FLOOR

Stairs to first floor.



**BEDROOM 2**  
11'2 x 9'9 (3.40m x 2.97m)

#### BATHROOM

**BEDROOM 1**  
16'4 x 11'10 (4.98m x 3.61m)

#### EXTERNAL

#### FRONT

#### REAR

#### PARKING

On road parking space outside.



**SUMMER HOUSE**  
16'8 x 7'10 (5.08m x 2.39m)

**EPC**  
C

**COUNCIL TAX BANDING**  
D

**TENURE**  
FREEHOLD

#### SERVICES

Broadband - BT (FIBRE)  
Mobile - EE - There are no known issues with mobile coverage  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

