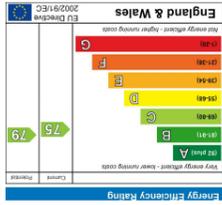
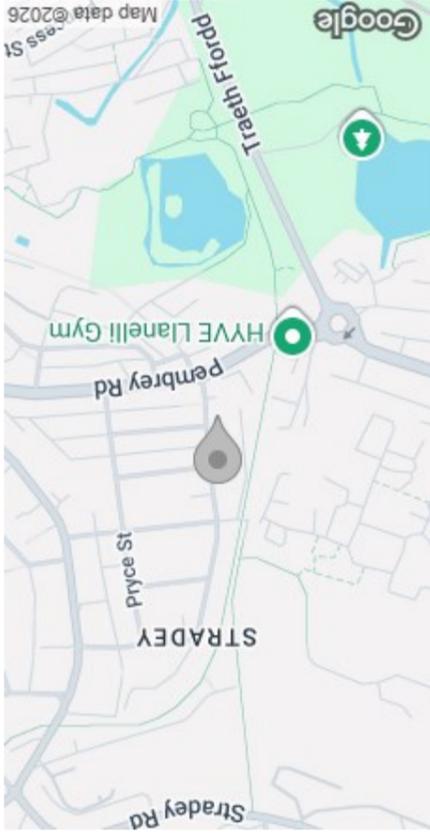




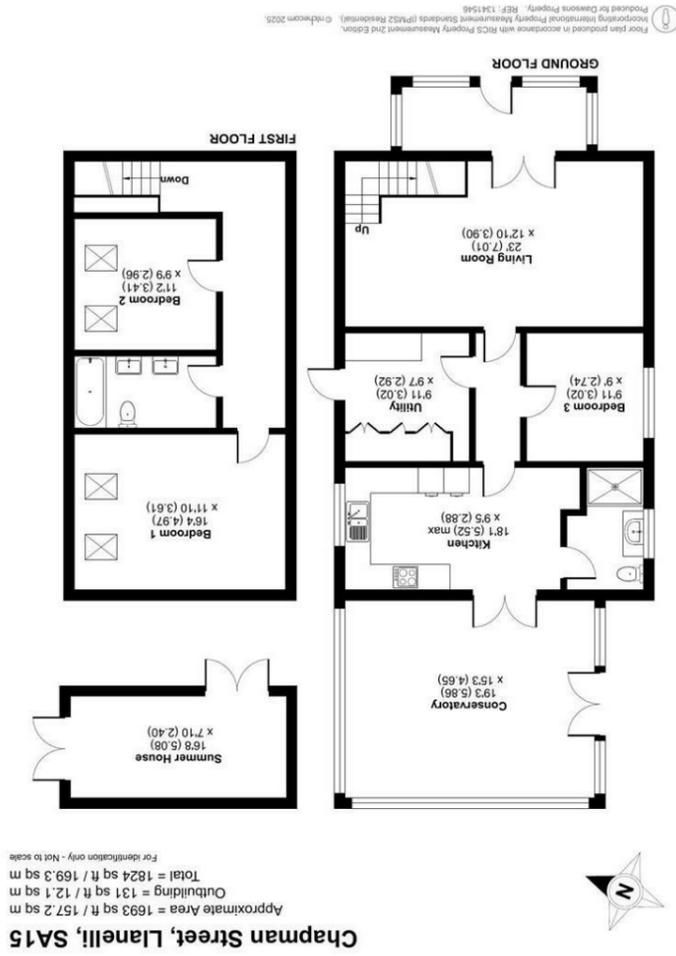
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EPC



AREA MAP



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. There is also the advantage for off road parking to the front for a smaller vehicle.

Situated on level ground in a highly desirable residential location, the home benefits from close proximity to the coastal path and a



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.

