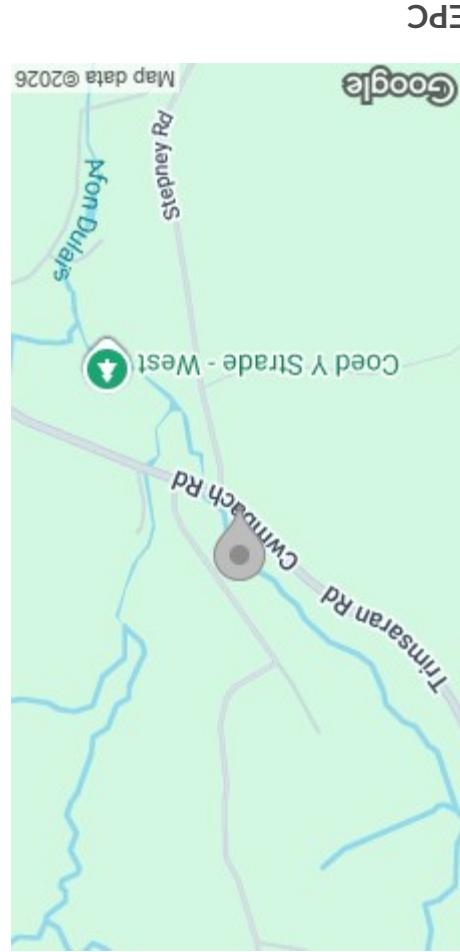
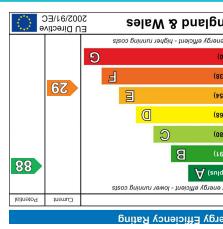


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

FLOOR PLAN



Cwmbach Road, Llanelli, SA15



DAWSONS

74 Cwmbach Road
Llanelli, SA15 4PN
Offers Around £285,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Standing proudly within a generous plot, this impressive detached residence is arranged over three floors and offers six bedrooms or highly versatile accommodation to suit a variety of lifestyles. The property is conveniently positioned on the periphery of Llanelli, close to the popular villages of Pwll, Stradey and Trimsaran, providing access to a wide range of Welsh and English medium schools, leisure facilities and the beautiful nearby coastline.

Externally, the property benefits from ample off-road parking along with two detached garages, making it ideal for families or those requiring additional storage or workshop space. The mature gardens are a particular feature, offering a peaceful and private setting with a charming seating area and a picturesque bridge crossing over a stream, creating a truly idyllic outdoor environment.

This unique home combines generous living space, a superb plot and a highly desirable location, making it an ideal family residence or lifestyle property.



FULL DESCRIPTION

Ground Floor

Entrance

Kitchen
21'7" x 8'7" (6.58m x 2.64m)

Bedroom 2
13'5" x 7'10" (4.11m x 2.41m)

Bedroom 3
12'2" x 7'10" (3.73m x 2.41m)



Shower Room

First Floor

Landing

Dining Room
16'0" max x 9'1" min (4.88 max x 2.79m min)



Bedroom 1/Reception Room
17'8" x 10'0" (5.41m x 3.05m)

Office/Study
10'11" x 8'2" (3.35m x 2.51m)

Second Floor

Landing

Reception Room/Bedroom
16'11" x 8'7" (5.16m x 2.62m)

Bedroom 4
10'5" x 8'11" (3.20m x 2.72m)

Bedroom 5
9'4" x 8'7" (2.87m x 2.64m)

Family Bathroom

Parking and 2 Garages
Driveway, Garage 1 (5.41m x 3.35m), Garage 2 (6.02m x 3.15m)

Council Tax Band = D

Tenure
FREEHOLD

EPC = F

Services

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

