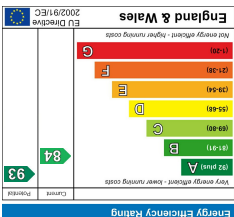
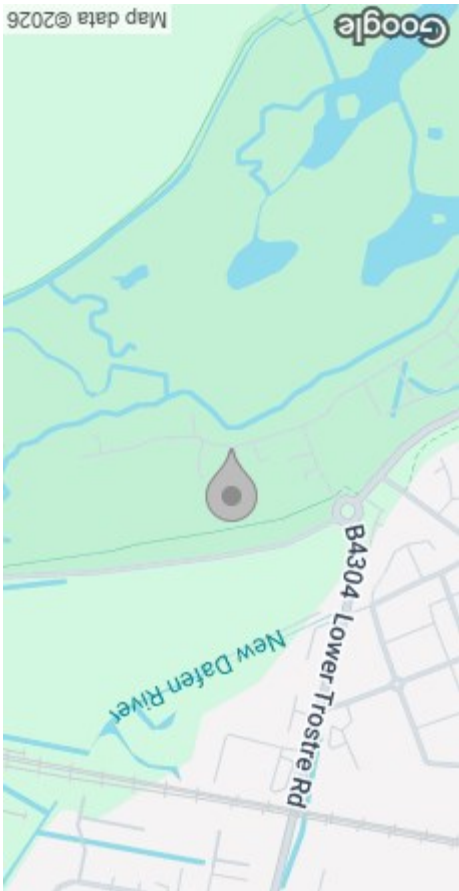


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



AREA MAP



FLOOR PLAN



62 Ffordd Y Meillion
, Llanelli, SA15 2EX
Asking Price £340,000

4 Bedrooms
2 Bathrooms
2 Living Areas
B

GENERAL INFORMATION

Welcome to this Detached home which is located on Ffordd Y Meillion, Situated close to Trostre Retail Park so you'll have easy access to a variety of shops, restaurants, and amenities. This property boasts four bedrooms, perfect for a growing family or those in need of extra space.

The property features a delightful living room, ideal for relaxing. Imagine enjoying the stunning views of Machynys Golf Course from virtually every window in the house, bringing a touch of tranquillity to your everyday life.

One of the highlights of this property is the delightful conservatory, offering a tranquil space to enjoy a cup of tea while overlooking the beautiful surroundings. Additionally, the nearby cycle path provides a wonderful opportunity for leisurely rides or evening strolls in the fresh air.

With its four bedrooms, this home provides versatility and space for your individual needs. The en-suite bathroom in the master bedroom adds a touch of luxury to your daily routine.

Whether you are a golf enthusiast who appreciates the scenic views or someone looking for a peaceful retreat close to amenities, this house on Ffordd Y Meillion is sure to capture your heart. Don't miss the chance to make this lovely property your new home.

FULL DESCRIPTION

HALLWAY

LOUNGE
12'11 x 12'2 (3.94m x 3.71m)

CLOAKROOM
5'5 x 3 (1.65m x 0.91m)

KITCHEN/DINER
18' x 9'4 (5.49m x 2.84m)

CONSERVATORY
13'4 x 17'2 (4.06m x 5.23m)

UTILITY ROOM
7'6 x 5'4 (2.29m x 1.63m)

FIRST FLOOR

LANDING



BEDROOM TWO
12'11 x 10'7 (3.94m x 3.23m)

EN-SUITE
5'10 x 5'10 (1.78m x 1.78m)

BEDROOM THREE
9'6 x 9'4 (2.90m x 2.84m)

BEDROOM FOUR
9'4 x 8'2 (2.84m x 2.49m)



SECOND FLOOR
MASTER BEDROOM
16'4 x 11'3 (4.98m x 3.43m)

EN-SUITE
5' x 6'5 (1.52m x 1.96m)

EXTERNALLY
GARDEN

