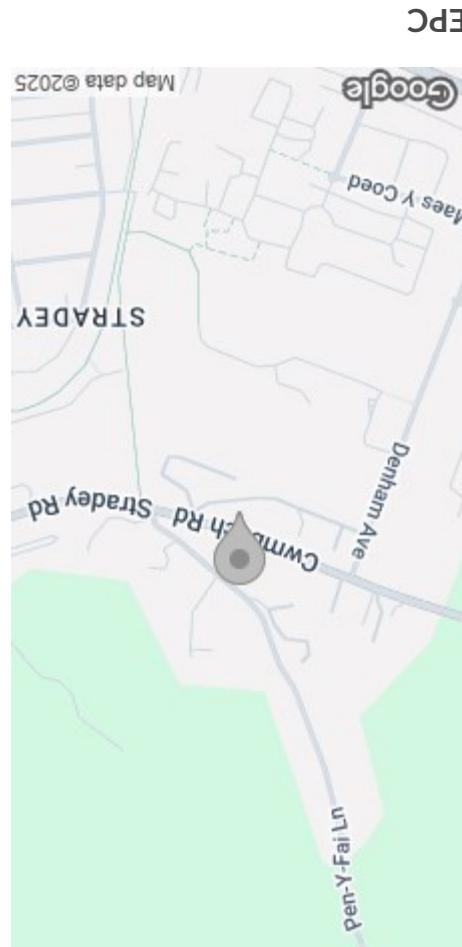
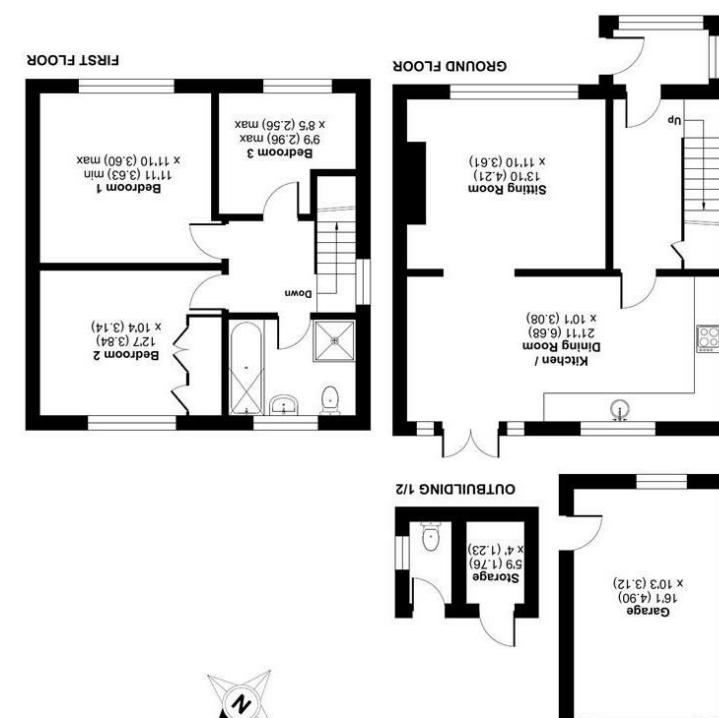


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment 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 2nd Edition. © nchroom 2025.



### AREA MAP



St. Margarets Drive, Llanelli, SA15

### FLOOR PLAN



### 1 St. Margarets Drive

Llanelli, SA15 4EW

Asking Price £245,000



**DAWSONS**  
ALL THINGS PROPERTY

## GENERAL INFORMATION

Charming Coastal Home on Highly Desirable St. Margarets Drive. Welcome to this delightful semi-detached home, perfectly positioned in one of the area's most sought-after locations. Offering coastal views from parts of the rear garden and the rear bedroom, this property combines everyday comfort with a touch of seaside charm.

Step inside to a warm and inviting entrance hallway, leading through to a generous kitchen/dining/family room—an ideal space for hosting, dining, or simply enjoying time together.

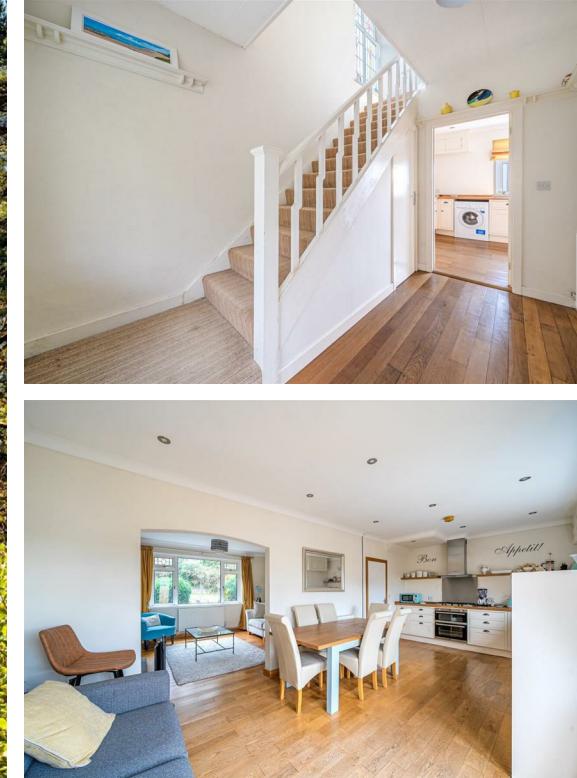
A separate front lounge provides a cosy retreat, perfect for relaxing after a busy day.

The home features three well-proportioned bedrooms and a modern family bathroom, ensuring ample space for families, guests, or those working from home.

Gardens With a View - Both the front and rear gardens add to the home's appeal. One of the rear terraces offers lovely coastal views, creating a tranquil setting for morning coffee, weekend unwinding, or outdoor entertaining.

A garage at the rear provides convenient parking for one vehicle, adding valuable practicality to this already well-appointed home. Situated close to local schools, shops, and amenities, this property is ideal for those seeking a friendly community atmosphere combined with day-to-day convenience.

Move-In Ready - With no onward chain, this charming home is ready for you to make it your own.



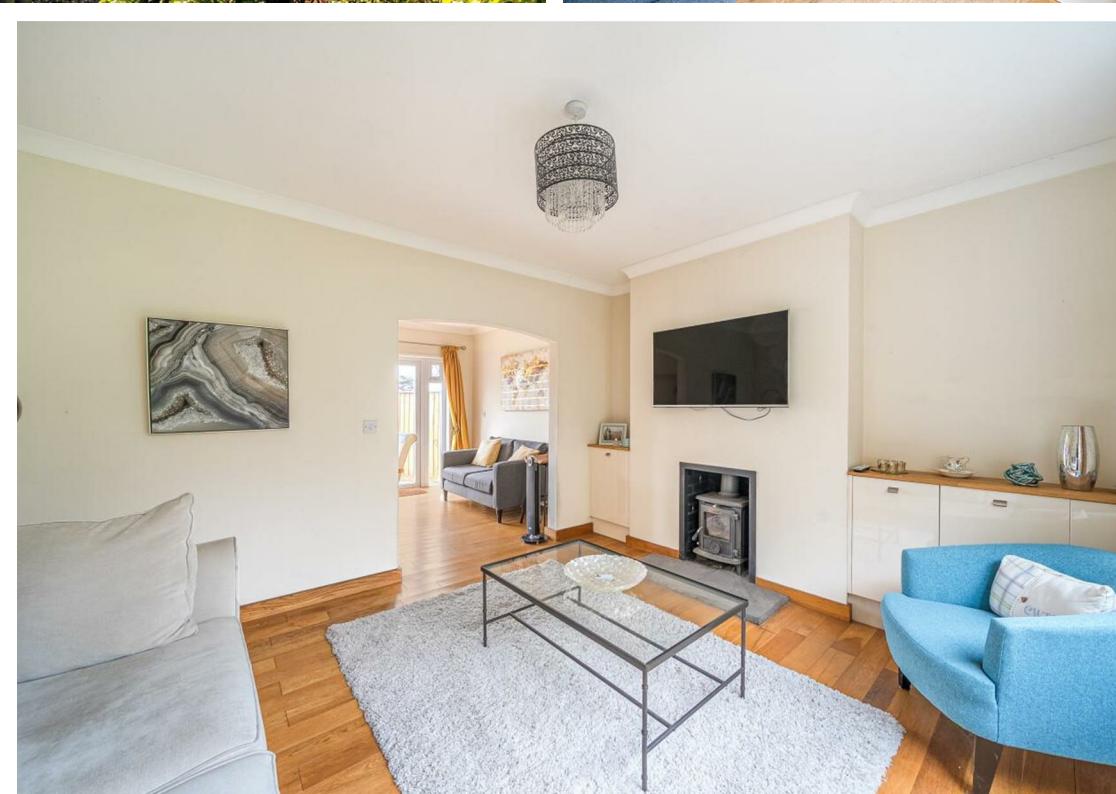
## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

**Kitchen/dining room**  
21'10" x 10'1" (6.68 x 3.08)

**Lounge**  
13'9" x 11'10" (4.21 x 3.61)



#### First floor

#### Landing

**Bedroom 1**  
11'10" x 11'9" (3.63 x 3.60)

**Bedroom 2**  
12'7" x 10'3" (3.84 x 3.14)

**Bedroom 3**  
9'8" x 8'4" (2.96 x 2.56)



### Family Bathroom

#### External

**Storage shed**  
5'9" x 4'0" (1.76 x 1.23)

#### External W.C

**Garage**  
16'0" x 10'2" (4.90 x 3.12)

**Council tax band = D**

**EPC = D**

**Tenure**  
Freehold

**Services**  
Heating System - Gas  
Mains gas, electricity, sewerage and water.  
Broadband - The current supplier is Talk Talk (fibre 65)  
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, O2. You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

