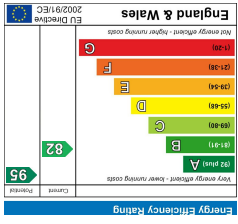
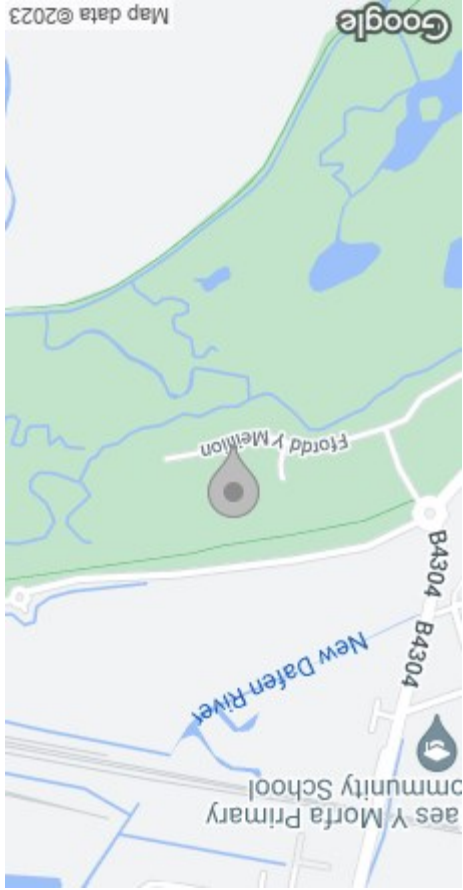


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Measurements have been made to ensure the accuracy of the floor plan. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The service, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Mapbox ©2022



EPC



AREA MAP



FLOOR PLAN



31 Ffordd Y Meillion
 , Llanelli, SA15 2EX
Offers Around £230,000

3 Bedrooms, 3 Bathrooms, 1 Living Room, B

GENERAL INFORMATION

Dawsons have great pleasure in offering for sale this Three Bedroom Semi-Detached property which is located on the sought after location of Ffordd Y Meillion and is conveniently located to all local amenities including Trostre Retail Park, Machynys Golf Course and offers good road links to the M4.

The property briefly comprises: Entrance Hallway, Lounge, Cloakroom, Kitchen/Diner to the Ground Floor with Three Bedrooms, En Suite and a Bathroom to the First Floor.
Externally: Enclosed rear garden and drive and garage.

We highly recommend viewing this property to appreciate what it has to offer.

FULL DESCRIPTION

ENTRANCE

Driveway to front leading to single car garage, lawn area, pedestrian path leading to side access gate opening to rear garden. Composite front door opening into:

HALLWAY

Laminate flooring, radiator. Door to:-

LOUNGE

10'3" x 16'1" (3.138m x 4.91m)

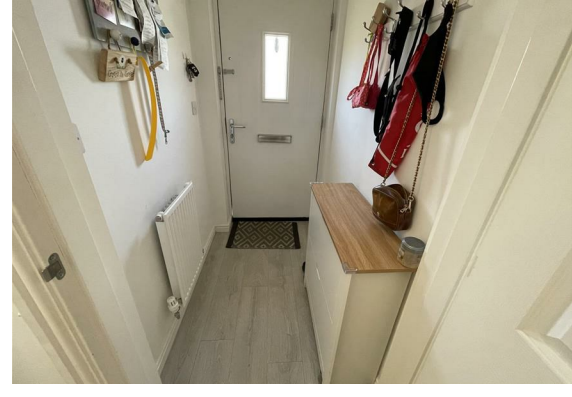
Double glazed window to front aspect with radiator under. Door to:-

INNER HALLWAY

Laminate flooring, stairs to first floor, two radiators.

CLOAKROOM

W.C, wall mounted hand wash basin with tiled splashback, radiator, laminate wood flooring, extractor fan.



KITCHEN/DINER

18'8" x 7'8" (5.713m x 2.358m)
Fitted with a range of wall and base units, worktop over. integrated stainless steel sink unit. double glazed window overlooking rear garden. Inset five ring gas hob with electric oven under and extractor hood over, plumbed for automatic washing machine, space for dishwasher, laminate flooring. Space for table and chairs, radiator, double glazed patio doors opening onto rear patio.

FIRST FLOOR

Reached via stairs found in inner hallway.

LANDING

Attic access, airing cupboard, storage cupboard providing ample storage space. Doors to:-

BEDROOM 1

"I" shaped room measures 14'2" x 9'7" ("I" shaped room measures 4.325m x 2.931m)

Two double glazed windows to front aspect overlooking golf course and Machynys beach, radiator, wood panelling fitted wardrobe providing ample storage and hanging space, door into:-

EN SUITE

WC, pedestal wash hand basin, shower cubicle, extractor fan, radiator, Pergo flooring, double glazed frosted window to front aspect.



BATHROOM

8'8" x 5'6" (2.663m x 1.694m)
White three-piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, Pergo flooring, towel warmer/radiator.

BEDROOM 2

11'5" x 8'8" (3.483m x 2.663m)
Found at the back of the property, double glazed window overlooking rear garden and wetlands beyond, radiator.

BEDROOM 3

9'9" x 7'10" (2.989m x 2.403m)
Double glazed window overlooking rear garden, radiator.

EXTERNALLY

GARDEN

Enclosed rear garden laid mainly to lawn having patio area, boarded by shrubs and plants, outside water tap.

GARAGE

Up and over door, electric and lighting, door opening into hallway of the house.

