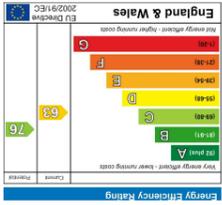
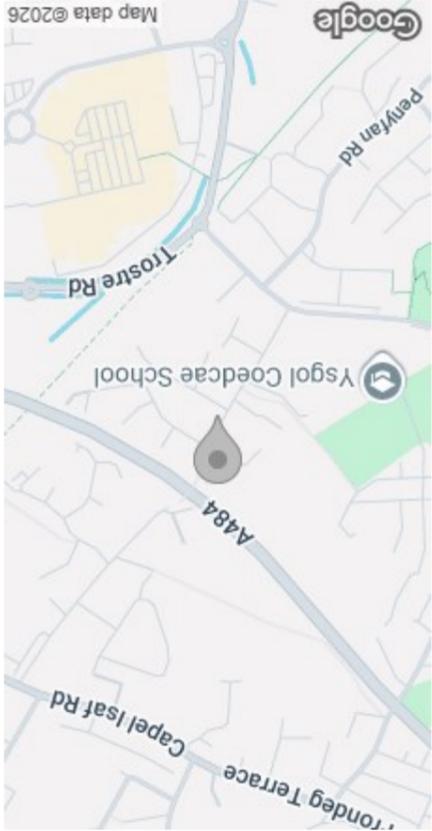




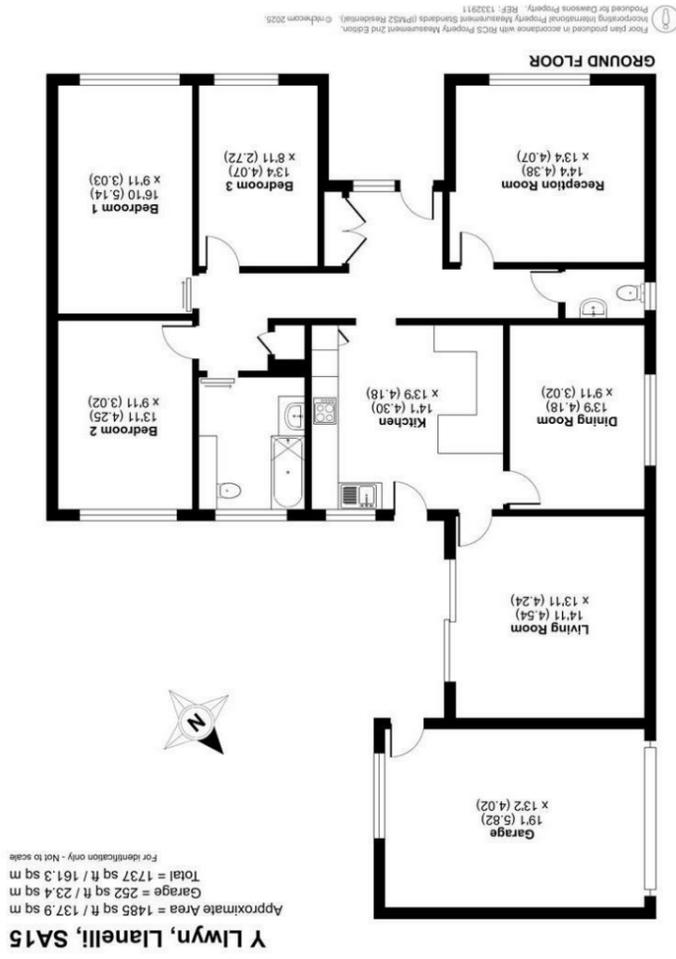
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



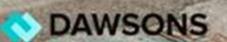
EPC



AREA MAP



FLOOR PLAN



1 Y Llwyn  
 , Llanelli, SA15 1JT  
 Offers Around £245,000



## GENERAL INFORMATION

Set on a generous corner plots his delightful detached bungalow presents an excellent opportunity for those seeking a home with potential, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The kitchen, while in need of some updating. The family bathroom is conveniently located to serve the bedrooms and guests alike.

Additionally, the property features a garage and a driveway, ensuring ample parking and storage options. The windows have secondary glazing with the original Teak window frames

The location is particularly appealing, as it is situated close to a range of amenities, including the bustling Trostre retail park and the vibrant Llanelli town centre, which offers a variety of shops, restaurants, and recreational facilities.

This bungalow is a blank canvas, ready for your personal touch to transform it into your dream home. With its sought-after location and spacious layout, it is a rare find in today's market. Don't miss the chance to make this property your own and enjoy the benefits of living in this lovely area.

## FULL DESCRIPTION

### ENTRANCE

### HALLWAY

### RECEPTION ROOM

14'4" x 13'4" (4.38m x 4.07m)

### KITCHEN

14'1" x 13'8" (4.30 x 4.18)

### DINING ROOM

13'8" x 9'11" (4.18m x 3.03)

### LIVING ROOM

14'10" x 13'10" (4.54m x 4.24m)

### BEDROOM 1

16'10" x 9'11" (5.14m x 3.03m)

### BEDROOM 2

13'11" x 9'10" (4.25m x 3.02m)



### BEDROOM 3

13'4" x 8'11" (4.07m x 2.72)

### W.C

### FAMILY BATHROOM

### PARKING

GARAGE (5.82M X 4.02M)

Council Tax Band = E

EPC = D

### TENURE

Freehold

### SERVICES

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

