

Firth Ro





₩ dawsonsproperty.co.uk

or warranty in respect of the property.

T 01554 784 400 E Il@dawsonsproperty.co.uk

11 Murray Street, Llanelli, SA15 1AQ



England & Wales



AREA MAP FLOOR PLAN



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 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

GENERAL INFORMATION

Located at Fron Terrace, Llanelli, this delightful end terrace house offers a perfect blend of traditional features and modern living. With three spacious reception rooms, this home provides ample $\,$ space for both relaxation and entertaining. The inviting porch leads $% \left\{ \left(1\right) \right\} =\left\{ \left(1\right) \right\}$ you into a welcoming hallway, which opens up to a comfortable lounge/sitting room, a dining room ideal for family meals, and a wellequipped kitchen that flows seamlessly into a practical utility room.

The first floor boasts two generously sized bedrooms plus a decent single bedroom, perfect for families or those seeking extra space for guests or a home office. The family bathroom is conveniently located to serve all bedrooms, ensuring comfort and accessibility.

Externally, the property features a charming front forecourt, while the enclosed level rear garden offers a private outdoor space for $\,$ relaxation or play. Additionally, there is off-road parking available for one vehicle, a valuable asset in this popular location.

Situated close to local schools and amenities, this home is perfectly positioned for families and professionals alike. Viewing is highly recommended to truly appreciate the size, character, and potential of this lovely property. Don't miss the opportunity to make this house your home in Llanelli.

FULL DESCRIPTION

Porch

Entrance hallway

Front lounge area 13'4"(max)x9'9" (4.073(max)x2.983)

Rear lounge area 12'2"(max)x11'6" (3.721(max)x3.508)

 $\begin{array}{l} \textbf{Dining room} \\ 11'7" \times 10'1" \ (3.556 \times 3.088) \end{array}$

9'11" x 7'11" (3.040 x 2.438)

Utility Room 9'9" x 7'3" (2.975 x 2.224)

First floor split landing

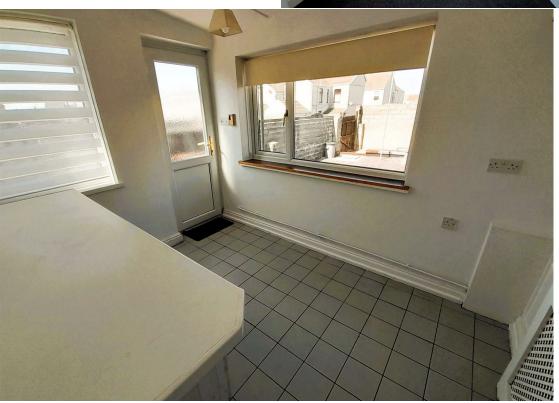
















Bedroom 1

15'0"(to wardrobes)x10'7" (4.578(to wardrobes)x3.243)

Bedroom 2

11'6" x 10'9" (3.522 x 3.289)

Bedroom 3

10'1" x 7'4"(narrowing to)5'7" (3.090 x 2.251(narrowing to)1.714)

Family Bathroom

8'0"(max)x6'6" (2.461(max)x1.993)

Front forecourt

Parking

Enclosed rear garden with off road parking for one

Council Tax Band = C

EPC = D

Freehold

Services

Broadband - no known current

supplier

Mobile - There are no known issues with mobile coverage as informed by the current vendors

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





