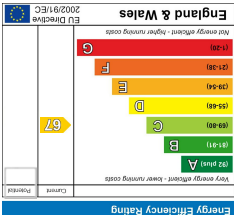


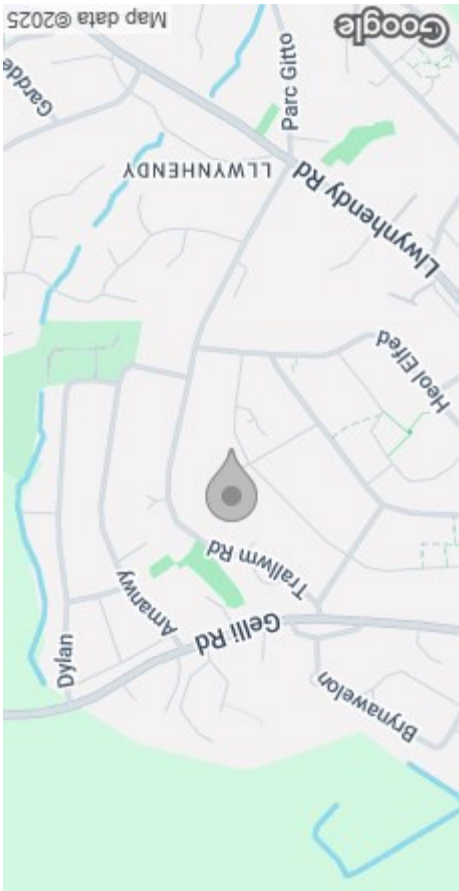
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

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.

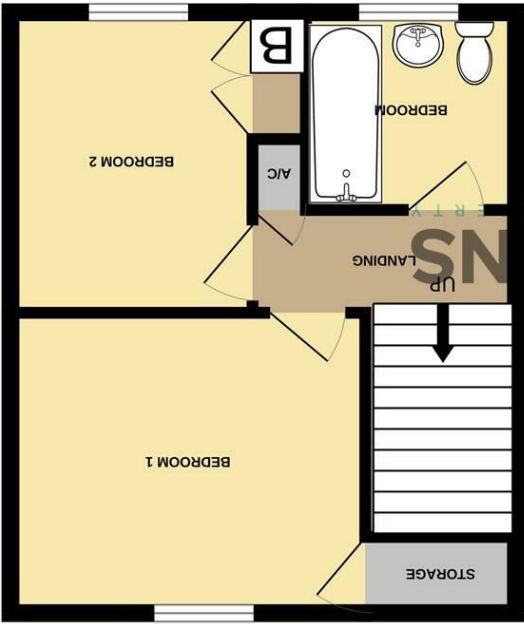
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EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

Located in the charming area of Dwyfor, Llanelli, this delightful semi-detached house presents an excellent opportunity for first-time buyers. The ground floor features a welcoming entrance hall that leads to a comfortable lounge, a well-appointed kitchen, and a dining room, perfect for family meals or gatherings with friends. Upstairs, you will find two inviting bedrooms, ideal for restful nights, along with a family bathroom that caters to all your needs. The property is set within a popular residential area, making it conveniently located near schools, retail parks, and various amenities, ensuring that everything you need is just a stone's throw away. Outside, the house is complemented by front and rear gardens, offering a lovely outdoor space for gardening or enjoying the fresh air. Additionally, the property includes a driveway with parking for approximately two vehicles, a valuable feature in this sought-after location. This semi-detached house is not just a home; it is a perfect starting point for those looking to step onto the property ladder. With its appealing layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
11'9" x 10'11" (3.592 x 3.339)

Kitchen
9'0" x 8'0" (2.745 x 2.458)

Dining room
9'0" x 8'8" (2.761 x 2.661)

First Floor

Landing

Bedroom 1
13'10" x 9'11" (4.219 x 3.036)



Bedroom 2
10'2" x 9'0" (3.108 x 2.744)

Family Bathroom
6'11" x 6'5" (2.115 x 1.958)

External

Parking
Driveway

Council Tax Band = B

EPC = D

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water.
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

Additional information

Please note, this is an Ex local authority property.

