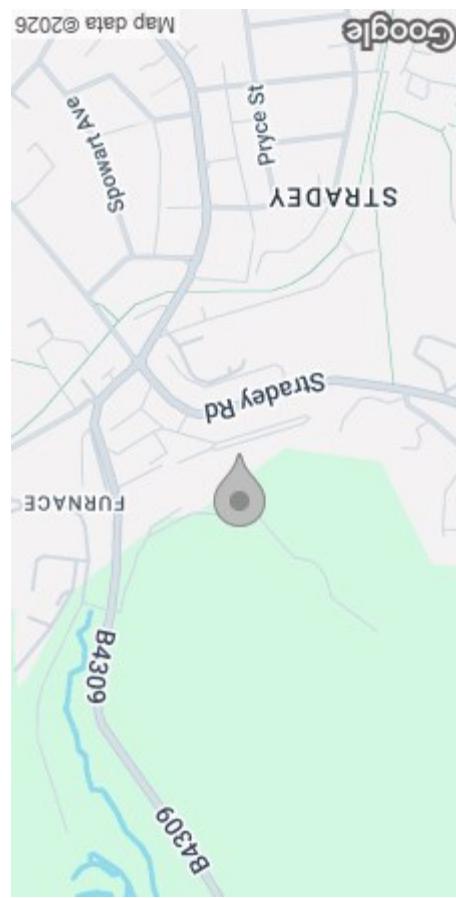


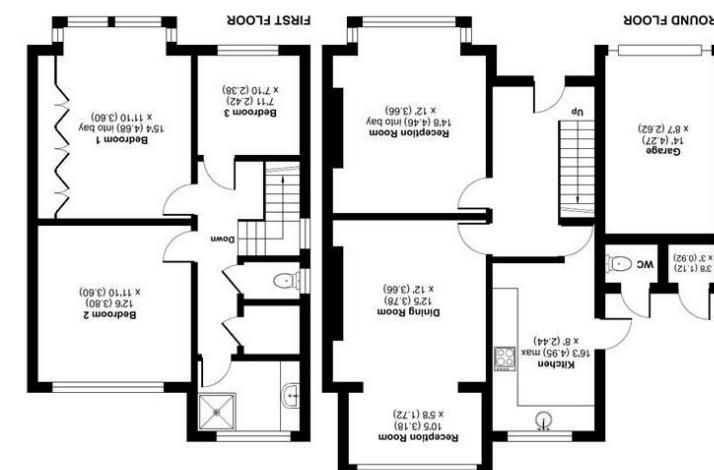
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### EPC



### AREA MAP



Hillside, Llanelli, SA15

### FLOOR PLAN



DAWSONS

## GENERAL INFORMATION

Sitting in the desirable area of Hillside, Llanelli, this charming traditional bay fronted semi-detached property offers a delightful blend of comfort and style. As you enter, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms. The front sitting room, adorned with a lovely bay window, provides a perfect spot to relax and enjoy the views. The rear lounge and dining room create an ideal space for family gatherings and entertaining guests, while the well-appointed kitchen/breakfast room is perfect for casual dining.

On the first floor, you will find three generously sized bedrooms, each offering ample natural light and space for personalisation. The property also features a convenient shower room and a separate W.C., catering to the needs of a modern family.

Externally, the property boasts a driveway and garage, providing off-road parking and additional storage. The front garden adds to the property's curb appeal, while the rear garden, which is thoughtfully maintained and set over two levels, offers a tranquil outdoor retreat. With fields beyond the garden, you can enjoy the beauty of nature right at your doorstep.

This home is ideally situated in one of Llanelli's more sought-after locations, making it a perfect choice for families or anyone looking to enjoy a peaceful yet connected lifestyle. Don't miss the opportunity to make this delightful property your own.



## FULL DESCRIPTION

### OPEN PORCH

### ENTRANCE HALL

### FRONT LOUNGE

### REAR SITTING / DINING ROOM

### KITCHEN/BREAKFAST ROOM

### FIRST FLOOR

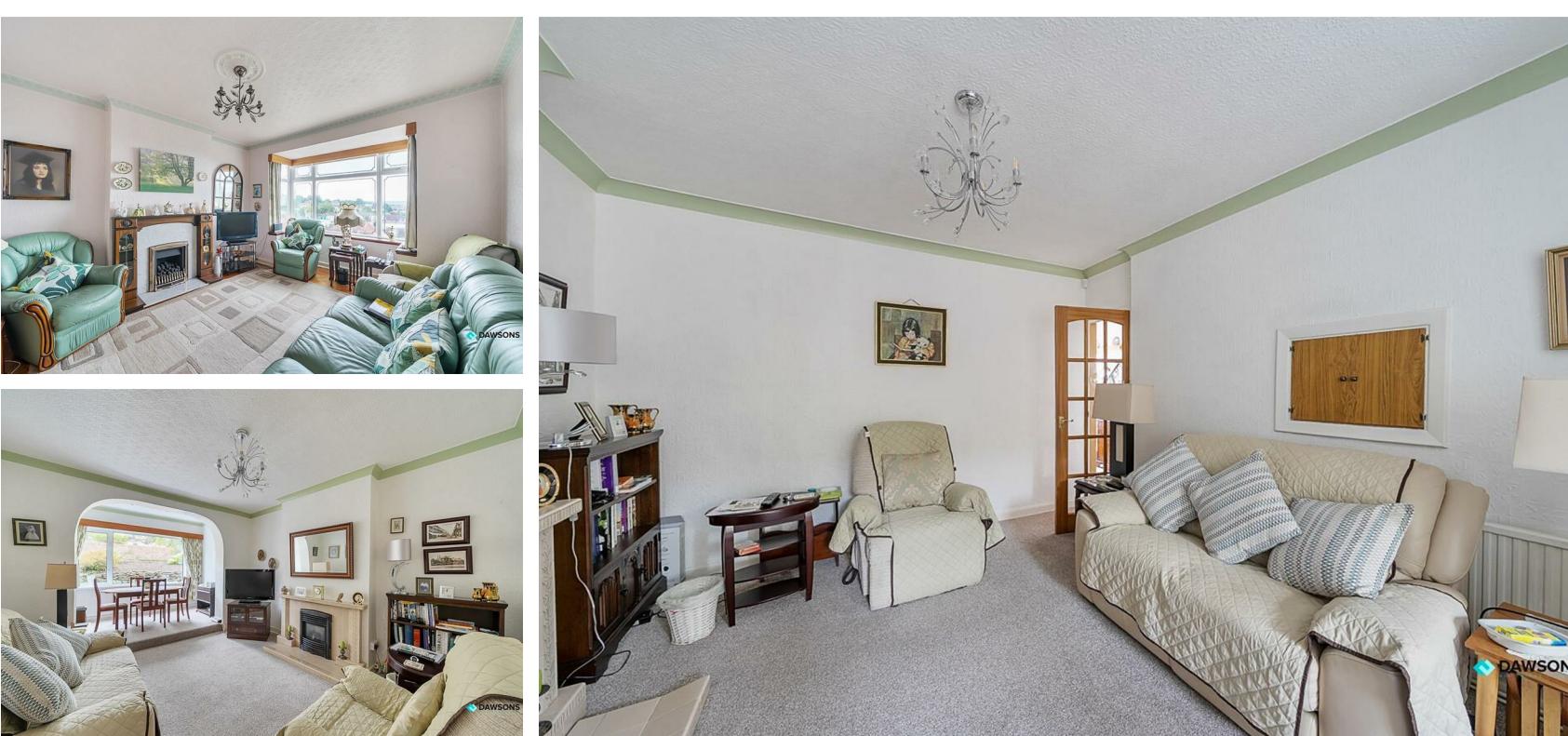
### LANDING

### BEDROOM 1

### BEDROOM 2

### BEDROOM 3

### SHOWER ROOM



### SEPARATE W.C.

### EXTERNAL

### COUNCIL TAX - D

### EPC - D

### TENURE - FREEHOLD

### SERVICES

Broadband - The current supplier is EE

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

