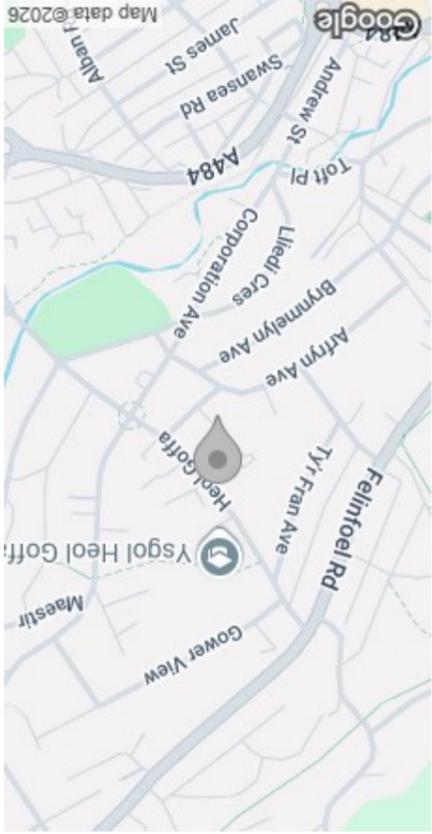


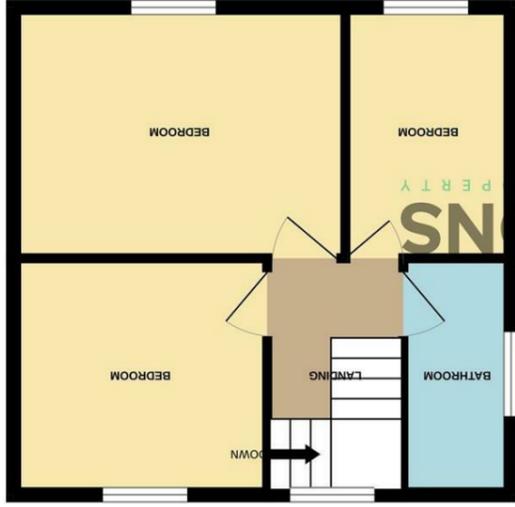
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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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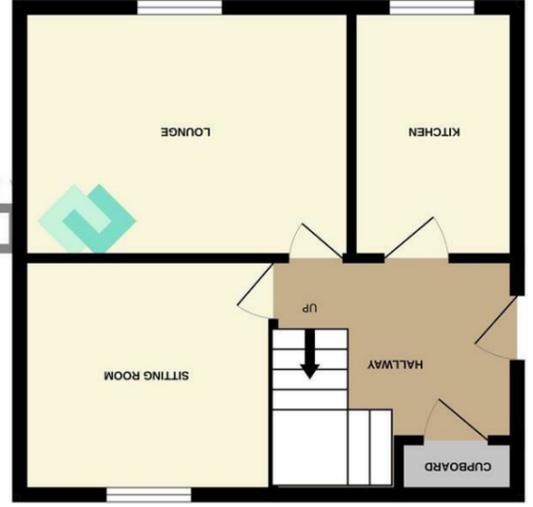
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



1 Waun Road
 , Llanelli, SA15 3RS
 Asking Price £120,000



GENERAL INFORMATION

Situated in a highly popular and well-established area, this property presents a rare and exciting opportunity for those with vision. Ideally situated close to reputable schools, local amenities, and excellent transport links, the location alone makes this home a truly desirable for investors.

The property itself is in need of total modernising and is very much a full renovation project. However, for the right buyer, it offers a complete blank canvas – a chance to reimagine and redesign every aspect to suit your own style and specifications. Whether you're an experienced investor looking for your next venture or a buyer eager to create a bespoke family home, the potential here is truly endless. With generous proportions and scope to reconfigure (subject to the necessary permissions), this house could be transformed into a spacious and contemporary family residence. The surrounding area continues to prove popular, further enhancing the long-term value and appeal of the investment.

In summary, this is undeniably a project property requiring comprehensive modernisation throughout – but for those prepared to take it on, it represents an exceptional opportunity to unlock significant potential in a sought-after location. The property is offered chain free.

RECENT UPDATE CHIMNEY STACK REMOVED

FULL DESCRIPTION

ENTRANCE

Door into:-

HALLWAY

Stairs to first floor, wooden flooring, storage cupboard.

LOUNGE

13'8" x 10'0" approx (4.17m x 3.05m approx)

Window to front, feature fireplace.

SITTING/DINING ROOM

10'7" x 10'5" approx (3.23m x 3.20m approx)

Window to rear.



KITCHEN

11'3" x 7'1" approx (3.43m x 2.18m approx)

Window to front, part tiled walls, wall and base units with worktop over, space for cooker and fridge/freezer, plumbed for washing machine, sink and drainer.

FIRST FLOOR

LANDING

Window to rear, loft access.

BEDROOM 1

11'6" x 10'5" approx (3.51m x 3.18m approx)

Window to front, built in wardrobes.

BEDROOM 2

10'7" x 10'2" approx (3.23m x 3.12m approx)

Window to rear.

BEDROOM 3

10'7" x 7'6" approx (3.23m x 2.31m approx)

Window to front, built in wardrobes.

BATHROOM

10'2" x 4'3" approx (3.12m x 1.32m approx)

Window to side, fully tiled walls, W/C, pedestal wash hand basin, shower cubicle.

EXTERNAL

Enclosed rear garden, with outbuildings. Off road parking to front.

COUNCIL TAX

Band - C

EPC

D

