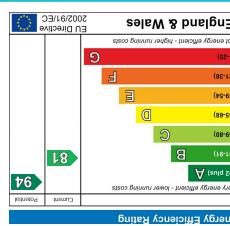




Agreement Network

11 Murray Street, Llanelli, SA15 1AQ
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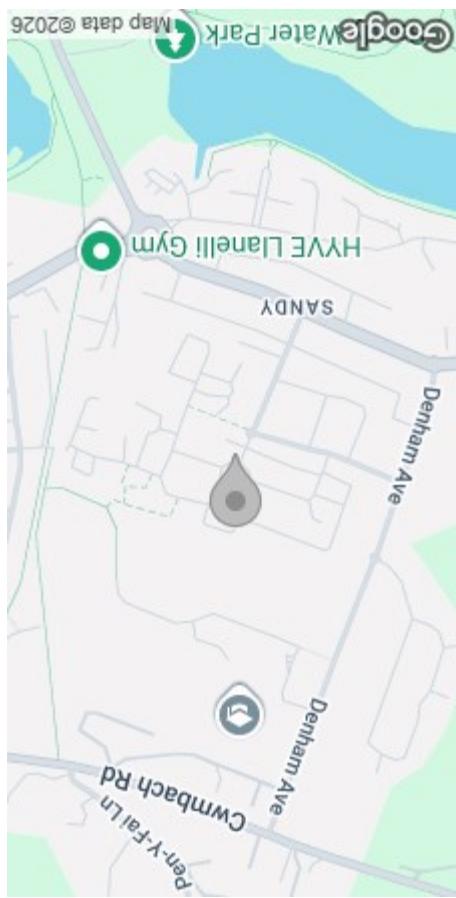
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

NOTICE: These floor plans are for guidance only and are not to scale. The measurements shown are not exact and no guarantee is given as to their accuracy. The property is described as being approximately 75.5 sq.m. (814 sq.ft.) and no guarantee is given as to the accuracy of this figure. Measurements of rooms and any other areas are approximate and no responsibility is taken for any error. While every endeavour has been made to ensure the accuracy of the floor plan, measurements

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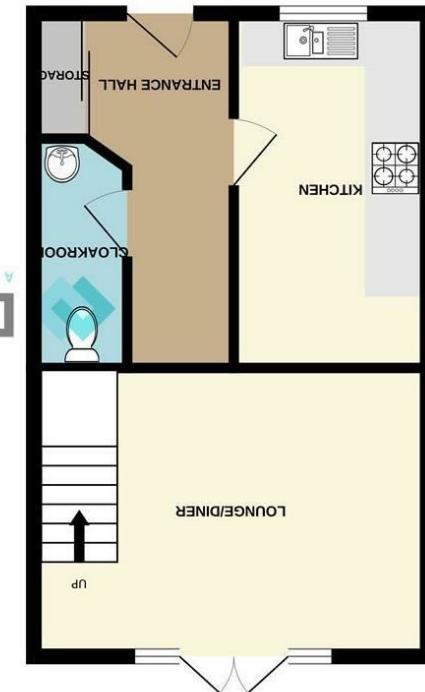
EPC



AREA MAP



1ST FLOOR 347 sq.ft. (32.2 sq.m.) approx.



GROUNDFLOOR 358 sq.ft. (33.3 sq.m.) approx.

FLOOR PLAN



62 Stryd Bennett
Llanelli, SA15 4DE
Offers Around £160,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Situated on a development rich in local history, this home occupies the former Scarlets playing fields — a site that forms an important part of Llanelli's heritage, hence the aptly named Stryd Bennett street.... The location offers more than just a place to live; it provides a lifestyle, with the beach and scenic coastal path both within easy walking distance.

Residents can enjoy a range of convenient local amenities nearby, including a small supermarket, a traditional fish and chip shop, and a restaurant, making everyday living both easy and enjoyable.

Llanelli town centre is just a short drive away, while Trostre Retail Park is only a couple of miles from the property, offering a wide selection of shops and services. Excellent transport links are available, with main bus routes providing access to the town, retail park, schools, and colleges.

This well-connected yet coastal setting makes the property ideal for those seeking a balance of history, convenience, and seaside living.



FULL DESCRIPTION

ENTRANCE

HALLWAY

KITCHEN

8'10" x 6'2" (2.7 x 1.89m)

WC

L SHAPED LIVING ROOM

12'11 x 13'3 (3.94m x 4.04m)

FIRST FLOOR

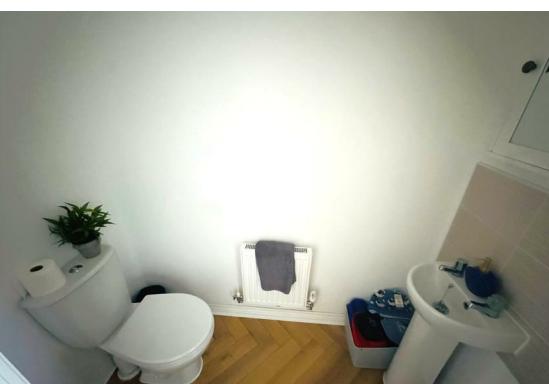
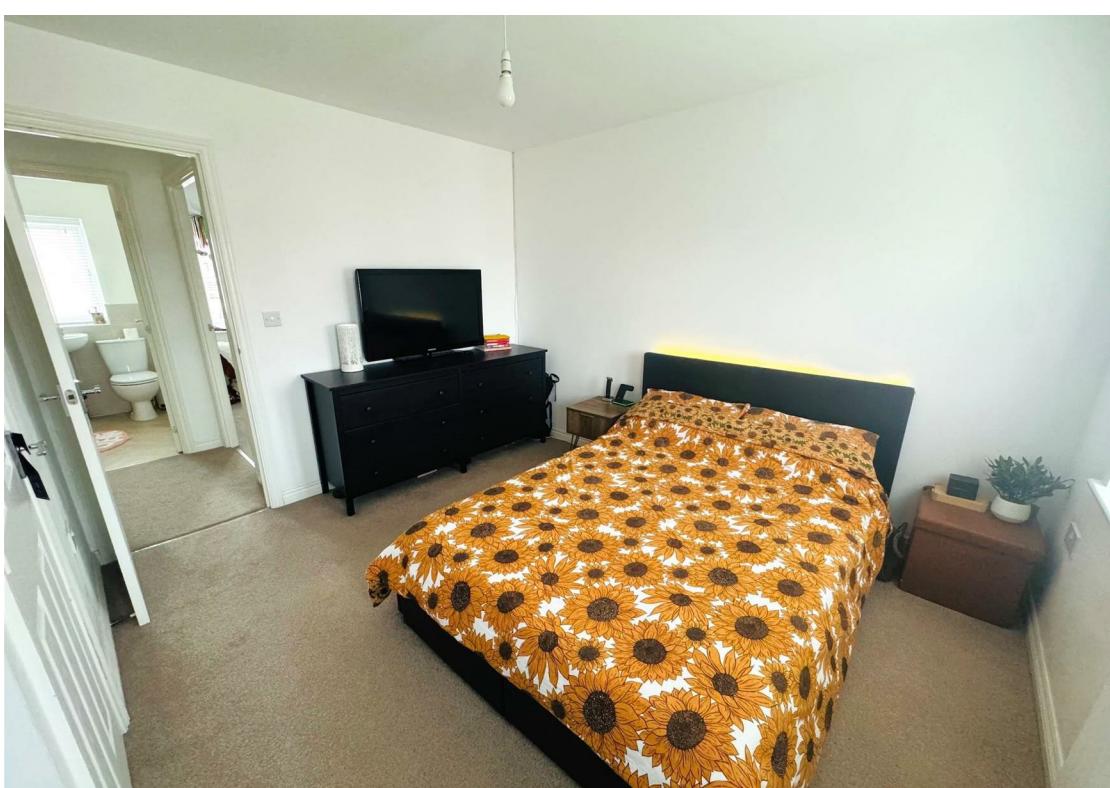
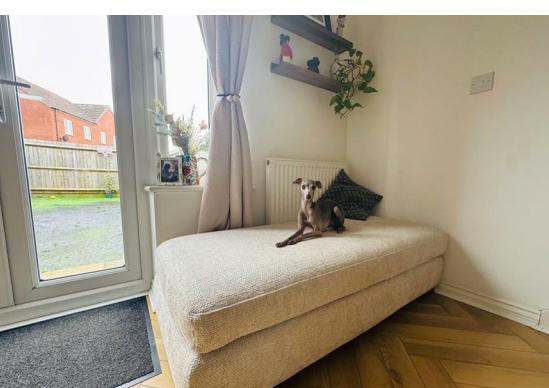
LANDING

BEDROOM ONE

12'10 x 11'4 (3.91m x 3.45m)

BEDROOM TWO

6'5" m x 10'9" (1.98 m x 3.3)



FAMILY BATHROOM

PARKING

COUNCIL TAX BAND=C

TENURE

EPC-B

SERVICES

Heating System - Gas
Mains gas, electricity, sewerage and water (meter)
Broadband - The current supplier is Utility Warehouse
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2 and SKY
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

ADDITIONAL INFORMATION

Please note there is a maintenance charge of £70.00 be paid per annum.

