





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 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.

