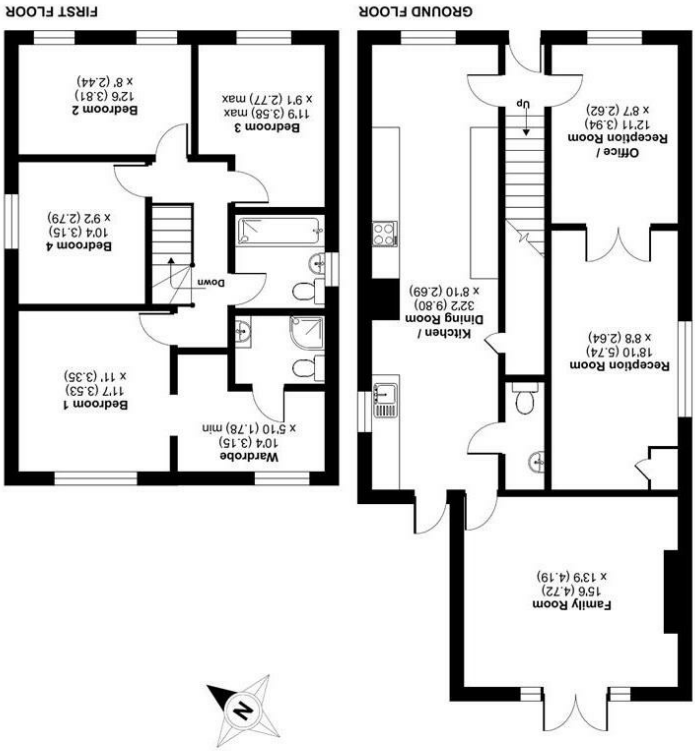


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

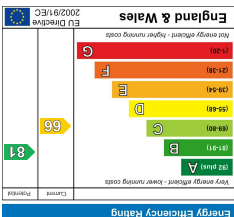
ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Prepared for Dawson's Property, REF: 137548. © Dawson's 2025.



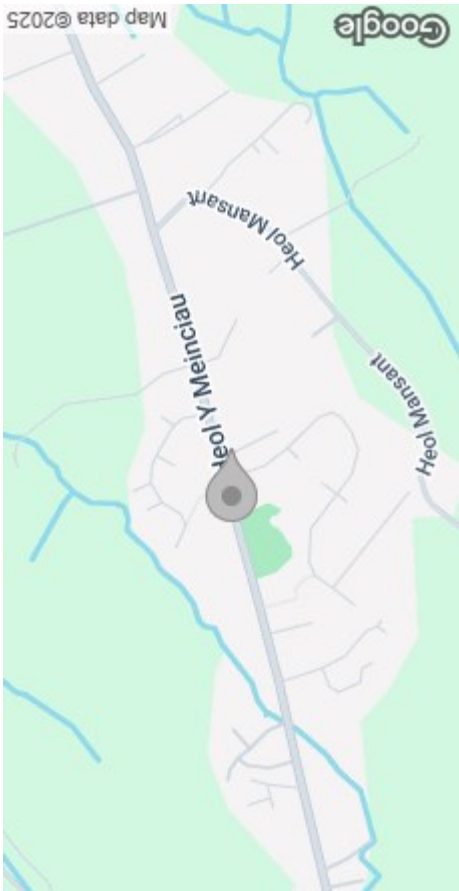
Heol Y Meinciau, Llanelli, SA15

Approximate Area = 1625 sq ft / 151 sq m

For identification only - Not to scale



EPC



AREA MAP

FLOOR PLAN



GENERAL INFORMATION

Situated in Pontyates, Llanelli, this delightful four-bedroom detached property offers an ideal family home. With a generous layout, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The large kitchen/dining room serve as the heart of the home, perfect for family gatherings and culinary adventures.

The accommodation comprises four well-proportioned bedrooms, ensuring comfort for all family members. The family bathroom is complemented by a convenient shower en-suite and W.C., enhancing the practicality of daily living.

Outside, the property features both front and rear gardens, offering a lovely outdoor space for children to play or for adults to unwind. A driveway to the rear provides off-road parking, adding to the convenience of this family-friendly residence.

This home is not only well-suited for family life but also benefits from its location in a peaceful community, making it a perfect retreat while still being within easy reach of local amenities. Whether you are looking to settle down or seeking a spacious family abode, this property is sure to impress.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Office/Reception Room
12'11" x 8'7" (3.94m x 2.62m)

Reception Room
18'9" x 8'7" (5.74m x 2.64m)

Kitchen/Dining Room
32'1" x 8'9" (9.80m x 2.69m)

Family Room
15'5" x 13'8" (4.72m x 4.19m)

W.C

First Floor



Landing

Bedroom 1
11'6" x 10'11" (3.53m x 3.35m)

Wardrobe
10'4" x 5'10" (3.15m x 1.78m)

Shower En-suite

Bedroom 2
12'5" x 8'0" (3.81m x 2.44m)

Bedroom 3
11'8" max x 9'1" max (3.58m max x 2.77m max)

Bedroom 4
10'4" x 9'1" (3.15m x 2.79m)

Family Bathroom

Parking

Driveway

Council Tax band = C

Tenure

Freehold

EPC = D

Services

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

