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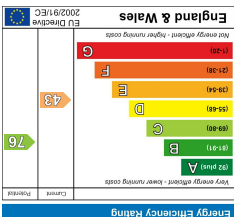
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1277124. © iStock.com 2025.



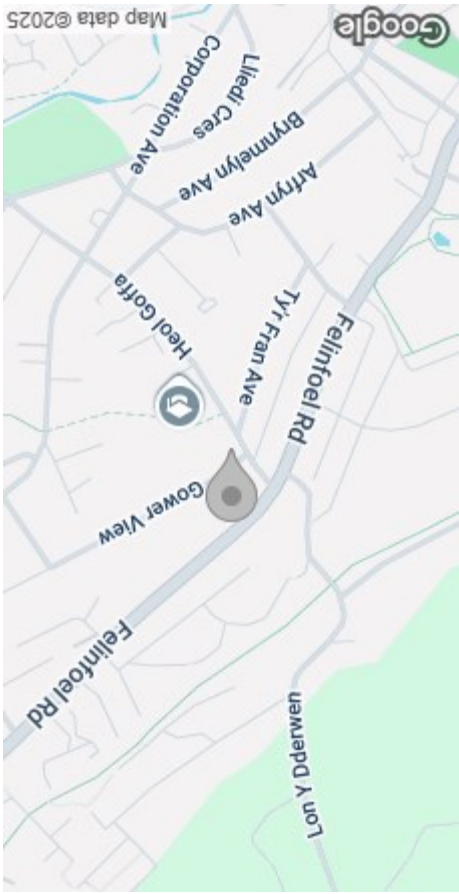
Heol Goffa, Llanelli, SA15

Approximate Area = 1134 sq ft / 105.3 sq m
Garage = 432 sq ft / 40.1 sq m
Total = 1566 sq ft / 145.4 sq m

For identification only - Not to scale



EPC



AREA MAP

FLOOR PLAN



60 Heol Goffa
Llanelli, SA15 3LS
Asking Price £170,000



GENERAL INFORMATION

Situated in one of the area’s most popular neighbourhoods, this property offers a rare opportunity for buyers looking to create their dream home. With generously sized rooms throughout and an additional loft space, the house provides a fantastic footprint ready to be transformed.

While the property is in need of full updating, the scope for improvement is immense. Whether you’re looking to modernise, extend, or completely reimagine the space, the potential here is undeniable.

Perfectly positioned close to local amenities, excellent schools, and transport links, this home combines location, space, and opportunity – a true blank canvas for the right buyer.

FULL DESCRIPTION

Entrance porch

Hallway

Sitting room
12'7"(max) x 12'4"(into bay)
(3.85(max) x 3.78(into bay))

Lounge
17'7"(max) x 12'8" (5.37(max) x 3.87)

Dining room
9'3" x 8'7" (2.84 x 2.64)

Kitchen
10'9" x 10'6" (3.30 x 3.21)

Cloakroom

First Floor landing



Bedroom 1
15'10" x 14'4" (4.85 x 4.38)

Bedroom 2
12'3"(max)x11'10"(max)
(3.75(max)x3.62(max))

Bedroom 3
8'5" x 6'5" (2.59 x 1.98)

Loft room

Bathroom

External Front and rear gardens

Rear garage
23'4" x 18'6" (7.12 x 5.64)

Council Tax Band = D

EPC = E

FREEHOLD

Services

Heating System - Gas Back Boiler
Mains gas, electricity, sewerage and water
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

Additional information

N.B We have been informed there is evidence of Japanese Knotweed beyond the boundary of the property in a parcel of land to the rear.

