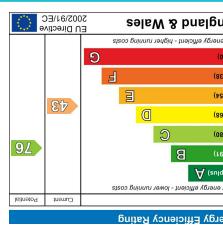
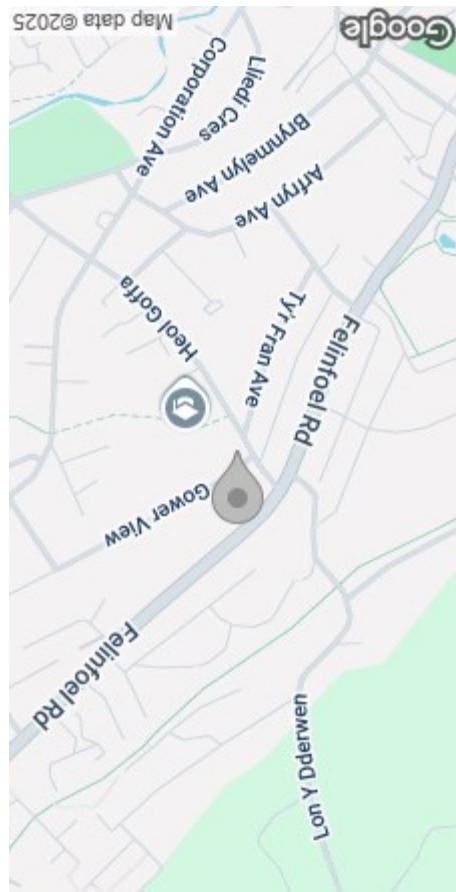




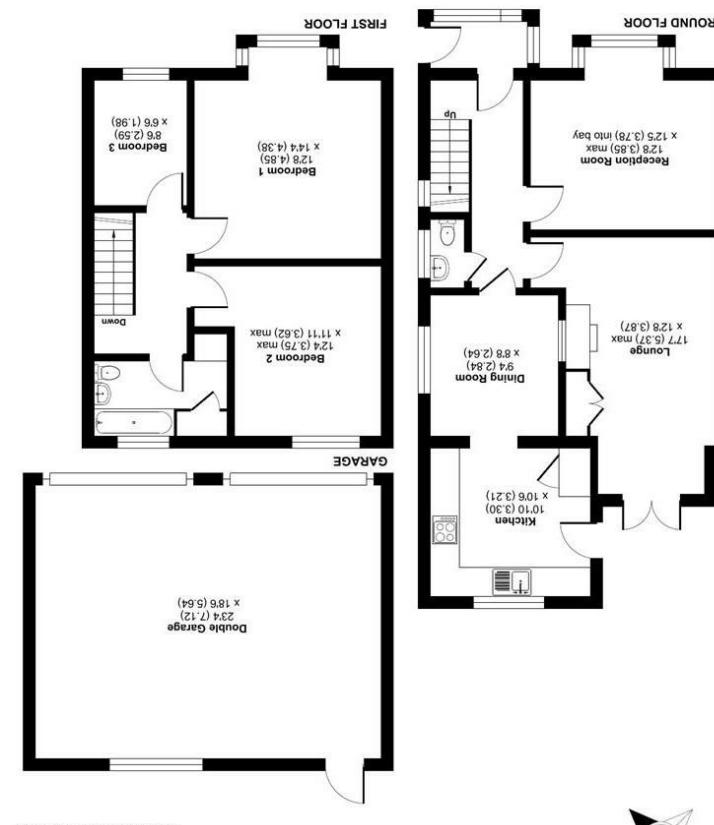
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



Heol Goffa, Llanelli, SA15



### FLOOR PLAN



DAWSONS



## 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.

