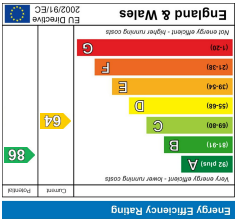


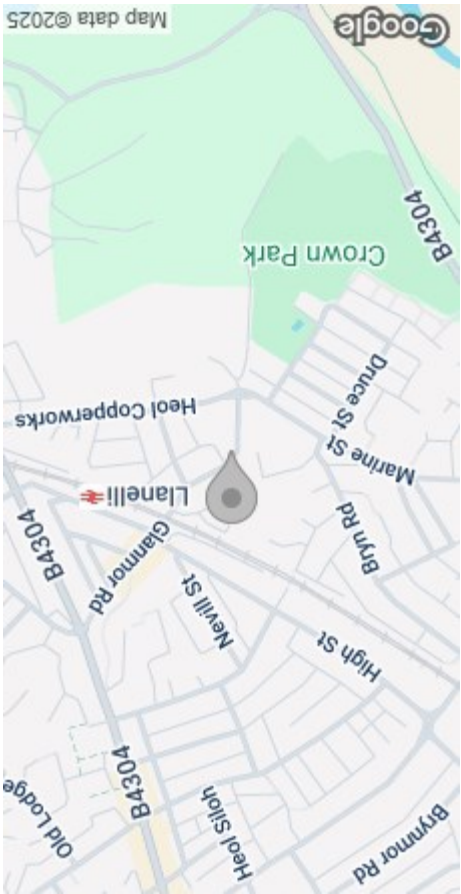


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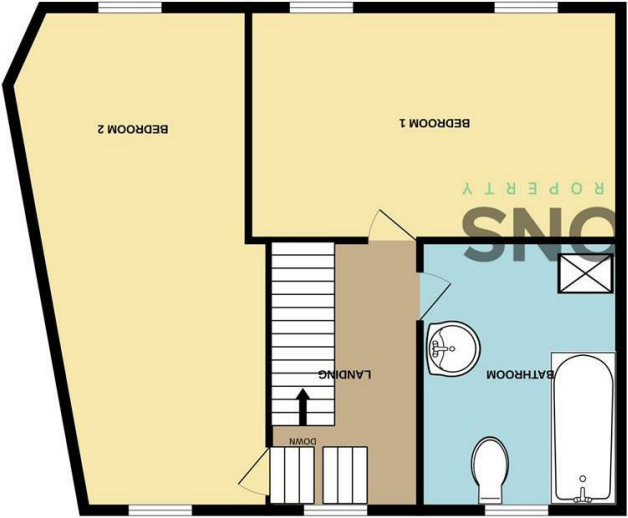
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

FLOOR PLAN



41 Glanmor Road
, Llanelli, SA15 2LT
Offers Around £88,000



GENERAL INFORMATION

Looking for that unique property then this could be the one, with its wrap around kitchen, two reception rooms, first floor 2 bedrooms and family bathroom. Externally there is a courtyard and residential parking to the front.

Situated in a quiet residential location, this property is just a stone's throw away from the town centre and the train station, providing easy access to local amenities and transport links. Chain free, ideal for a first time buyer or investor

Freehold=Council Tax band B=EPC-D

FULL DESCRIPTION

Entrance

Hallway

Sitting room / Dining room
10'1" x 9'8" maximum (3.094 x 2.958 maximum)

Reception room
13'7" x 8'11" (4.161 x 2.743)

Kitchen
7'8" x 15'9" maximum (2.337 x 4.819 maximum)

Sun room
6'6" x6'3" (1.982 x1.906)

First floor

Landing



Bedroom 1
12'7" x 6'7" (3.852 x 2.027)

Bedroom 2
13'9" x 9'3" (4.201 x 2.831)

Bathroom
6'6" x 6'10" (2.003 x 2.100)

External

Additional / Material Information

Known Consideration:
Please be advised this is a 2 bedroom property with central heating throughout gas and electric are on the mains supply and the current company used is not known. There are no known issues with mobile coverage or broadband. Buyers are advised to check with Ofcom for further information. Asbestos products may have been used in the original construction of the garage roof or artex ceilings, down-pipes, guttering, soil pipes, this list is not exhaustive and this may or may not be the case in this property. Buyers are advised to carry out their own further checks.

