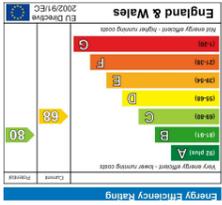
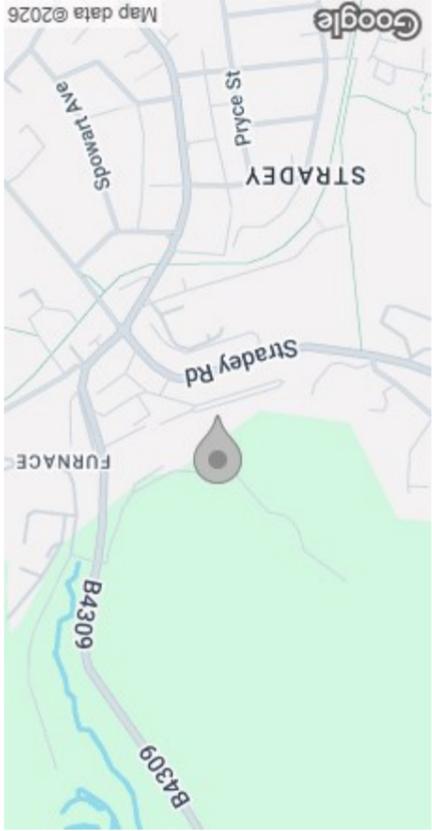


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

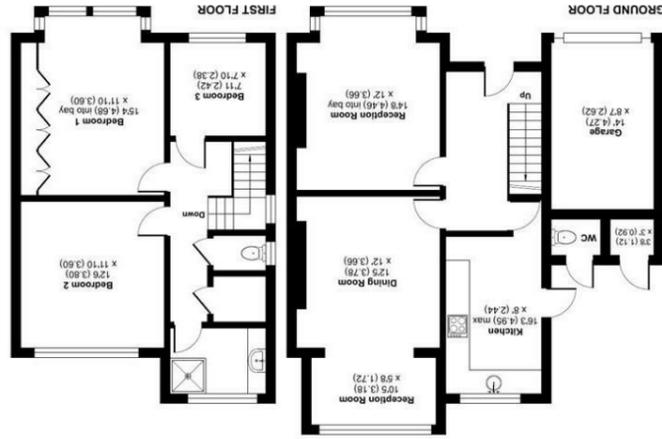
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). REF: 1326479
 Produced for Dawson Property, REF: 1326479



EPC



AREA MAP



Hillside, Llanelli, SA15
 Approximate Area = 1198 sq ft / 111.2 sq m
 Garage = 120 sq ft / 11.1 sq m
 Outbuildings = 23 sq ft / 2.1 sq m
 Total = 1341 sq ft / 124.4 sq m
 For identification only - Not to scale

FLOOR PLAN



DAWSONS

29 Hillside
 Llanelli, Llanelli, SA15 4ES
Asking Price £210,000



GENERAL INFORMATION

Sitting in the desirable area of Hillside, Llanelli, this charming traditional bay fronted semi-detached property offers a delightful blend of comfort and style. As you enter, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms. The front sitting room, adorned with a lovely bay window, provides a perfect spot to relax and enjoy the views. The rear lounge and dining room create an ideal space for family gatherings and entertaining guests, while the well-appointed kitchen/breakfast room is perfect for casual dining.

On the first floor, you will find three generously sized bedrooms, each offering ample natural light and space for personalisation. The property also features a convenient shower room and a separate W.C., catering to the needs of a modern family.

Externally, the property boasts a driveway and garage, providing off-road parking and additional storage. The front garden adds to the property's curb appeal, while the rear garden, which is thoughtfully maintained and set over two levels, offers a tranquil outdoor retreat. With fields beyond the garden, you can enjoy the beauty of nature right at your doorstep.

This home is ideally situated in one of Llanelli's more sought-after locations, making it a perfect choice for families or anyone looking to enjoy a peaceful yet connected lifestyle. Don't miss the opportunity to make this delightful property your own.

FULL DESCRIPTION

OPEN PORCH

ENTRANCE HALL

FRONT LOUNGE

REAR SITTING / DINING ROOM

KITCHEN/BREAKFAST ROOM

FIRST FLOOR

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM



SEPARATE W.C.

EXTERNAL

COUNCIL TAX - D

EPC - D

TENURE - FREEHOLD

SERVICES

Broadband - The current supplier is EE

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

