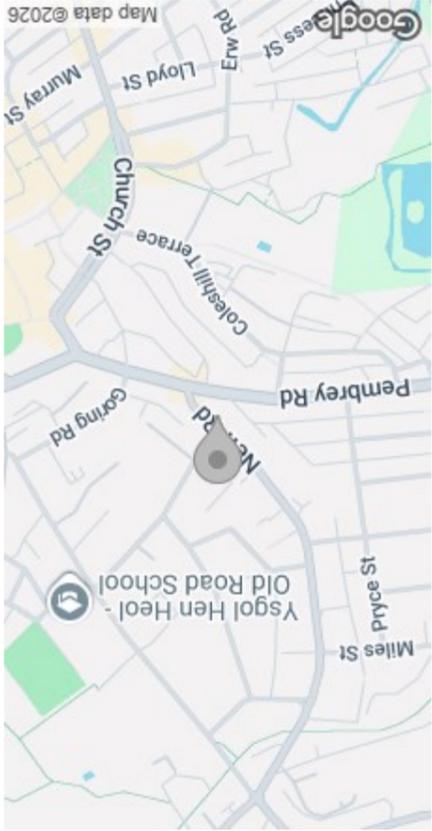


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

These particulars have been made to ensure the accuracy of the description contained here. Measurements of areas, lengths and distances shown are based on the best available information. The purchaser is advised to verify these measurements by independent means. The purchaser is advised to verify these measurements by independent means. The purchaser is advised to verify these measurements by independent means.

EPC



AREA MAP



FLOOR PLAN



11 New Road
 , Llanelli, SA15 3DP
 Offers Around £98,500



GENERAL INFORMATION

Located on the sought after New Road in Llanelli, this ground floor flat presents a rare opportunity for those seeking a comfortable and spacious living space. With well-proportioned rooms, this property currently functions as a two bedroom apartment but the versatility of the accommodation allows for further reception room space, catering to anyone's evolving needs.

Upon entering, you are greeted by a generous entrance hall that sets the tone for the rest of the home. The bright and airy lounge/dining room is perfect for relaxation or entertaining guests, while the kitchen and utility area provide practical spaces for everyday living. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the garage parking available at the rear, along with a small garden area, offering a delightful outdoor space to enjoy. The flat is ideally situated, allowing for easy walks to local amenities and the scenic coastal path, making it perfect for those who appreciate the beauty of nature. Additionally, good public transport access ensures that you are well-connected to the surrounding areas.

This flat is not just a home; it is a canvas for your imagination, ready to be personalised to suit your lifestyle. Whether you are a first-time buyer, a couple, or an investor, this property is a fantastic opportunity that should not be missed.

FULL DESCRIPTION

Entrance

Hallway

Bedroom 1

13'0" x 15'9" (3.98 x 4.82)

Bedroom 2

11'6" x 13'4" (3.51 x 4.07)

Lounge/Diner

13'4" x 19'1" (4.07 x 5.83)

Kitchen

13'9" x 10'4" (4.21 x 3.16)

Other Internal Room

6'2" x 4'7" (1.90 x 1.42)

Cloakroom

3'4" x 4'7" (1.04 x 1.4)



Bathroom
12'11" x 6'5" (3.94 x 1.96)

External

Parking
External Garage

EPC=E

Council Tax = B

Services

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

Tenure

Freehold

