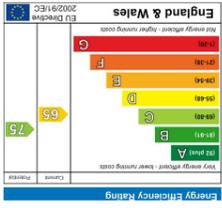
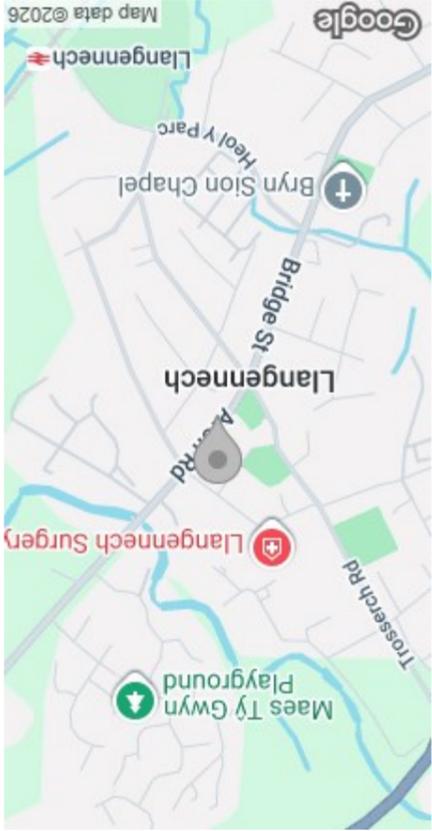


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



28 Afon Road  
 Llangennech, Llanelli, SA14 8TS  
 Offers Around £105,000



## GENERAL INFORMATION

This mid-terrace three-bedroom home presents an excellent opportunity for buyers looking to create a property tailored to their own taste and specification. Offering generous living space throughout, the accommodation comprises two reception rooms, a kitchen area, and a first-floor family bathroom serving the three well-proportioned bedrooms.

The property is in need of full refurbishment, making it ideal for investors, developers, or purchasers seeking a rewarding renovation project with strong potential for added value.

What truly sets this home apart is its exceptional location. Perfectly positioned for commuters, the property offers easy access to the M4 motorway, providing excellent links to surrounding towns and cities. The village itself boasts a strong community atmosphere, with a range of local amenities including recreational sports facilities, traditional pubs, shops, schools, and nearby train stations – everything you need within easy reach.

This is a property where the true value lies in the location and the vibrant village lifestyle it offers. With vision and investment, this house has the potential to become a wonderful home in a highly desirable and well-connected setting.

## FULL DESCRIPTION

### Entrance

### Hallway

### Living Room

12'9" x 22'3" (3.91 x 6.79)

### Dining Room

6'10" x 11'8" (2.09 x 3.58)

### Kitchen

8'0" x 11'8" (2.46 x 3.58)

### First Floor

### Landing

### Bedroom One

7'8" x 10'9" (2.35 x 3.30)

### Bedroom Two

7'4" x 13'11" (2.24 x 4.26)



### Bedroom Three

7'8" x 10'10" (2.36 x 3.32)

### Family Bathroom

8'0" x 10'10" (2.46 x 3.32)

### Parking

Rear lane access leading to hard standing parking.

### Council Tax band = B

### EPC = D

### Tenure

Freehold

### Services

Heating System - Gas  
Mains gas, electricity, sewerage and water (billed)

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

