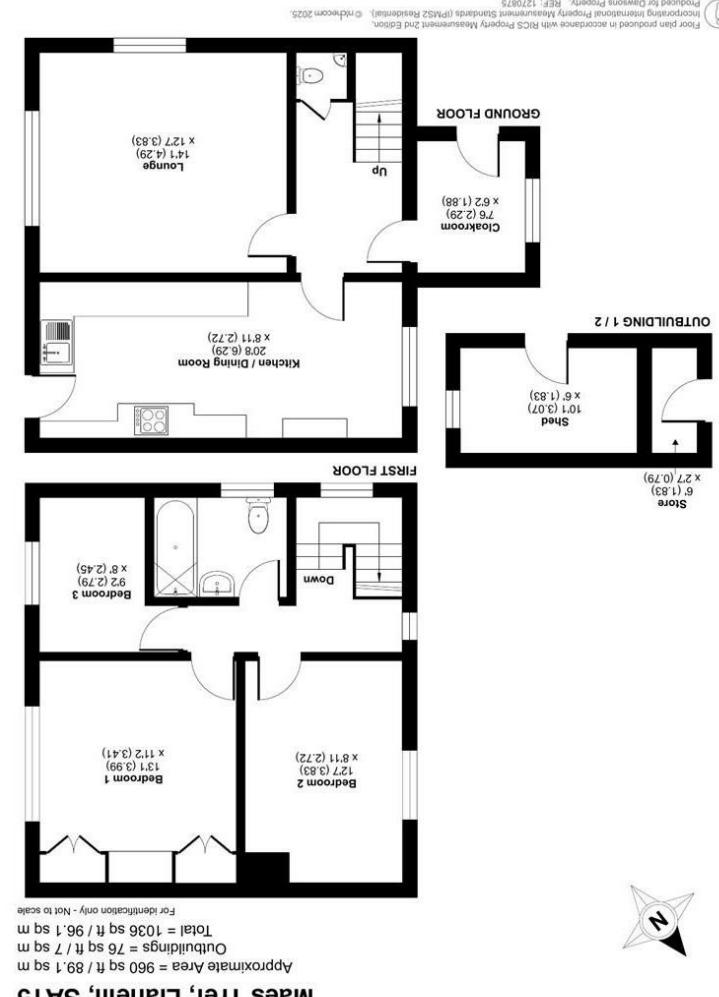


AREA MAP



FLOOR PLAN



## GENERAL INFORMATION

Sitting in the popular, residential area of Maes Tref, Llanelli, this beautifully presented semi-detached house is a perfect blend of comfort and practicality. The property features a welcoming reception room that sets the tone for relaxation and social gatherings. The spacious lounge creates a warm atmosphere, while the kitchen/dining room is designed for family meals and entertaining friends.

This delightful home comprises three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The family bathroom, complemented by an additional cloakroom on the ground floor, enhances the convenience of daily life.

Step outside to discover a private rear garden, an ideal retreat for enjoying the fresh air and sunshine. The garden also includes useful outbuildings, which offer extra storage or the potential for a workshop, catering to various needs. Furthermore, there is the possibility of off-road parking for one car, subject to the necessary consents.

This semi-detached house in Llanelli is more than just a property; it represents a lifestyle choice, offering a peaceful environment while remaining conveniently close to local amenities. Whether you are a first-time buyer or seeking a family home, this residence is sure to impress with its blend of space, comfort, and potential. An ex-local authority property, it presents an excellent opportunity for those looking to settle in a welcoming community.



## FULL DESCRIPTION

### Porch

### Hallway

### Cloakroom

### Lounge

14'0" x 12'6" (4.29 x 3.83)

### Kitchen/dining room

20'7" x 8'11" (6.29 x 2.72)

### First floor landing

#### Bedroom 1

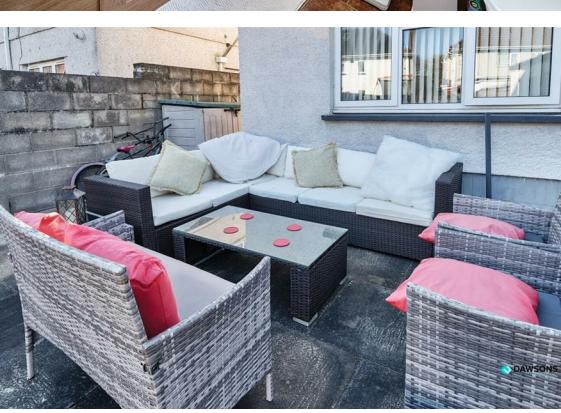
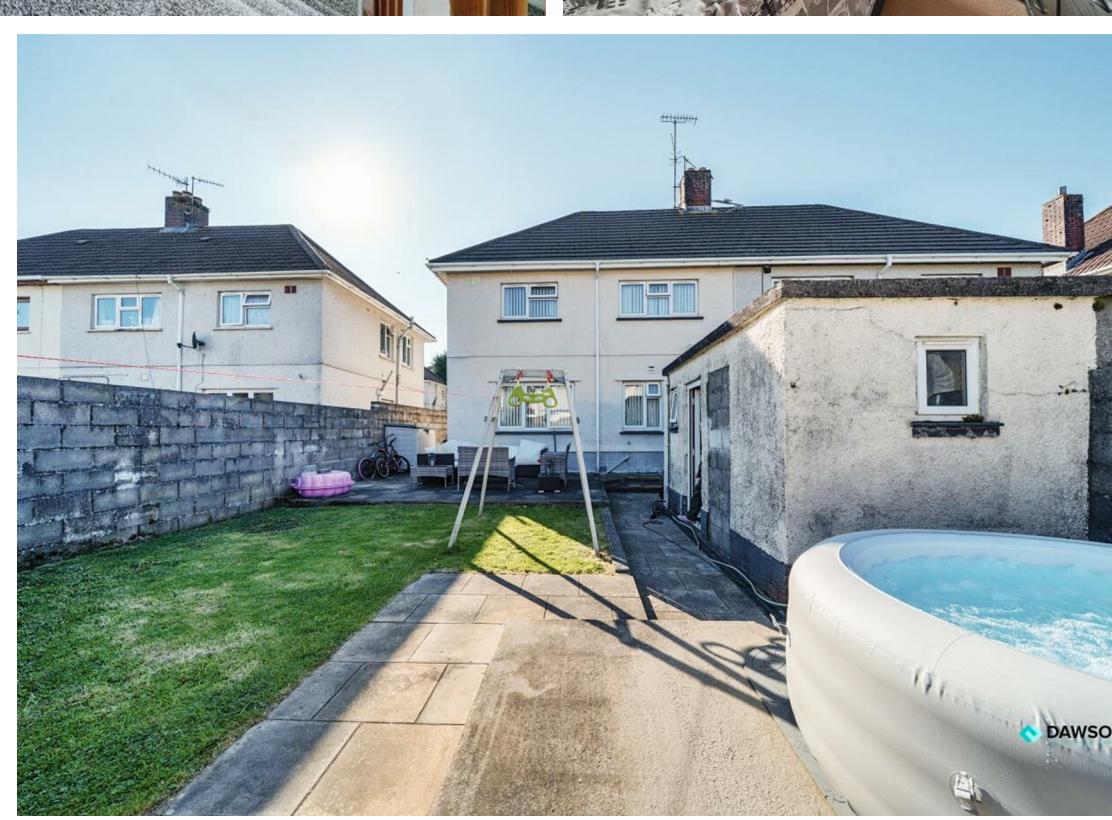
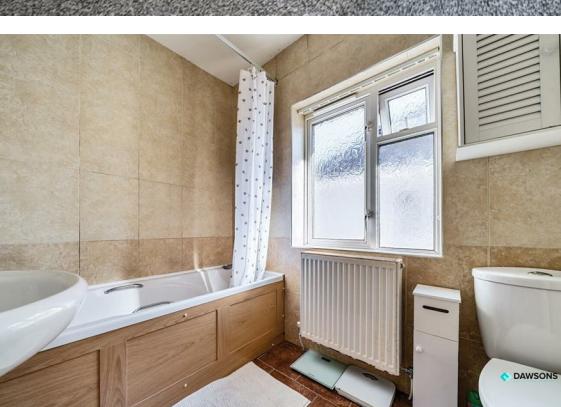
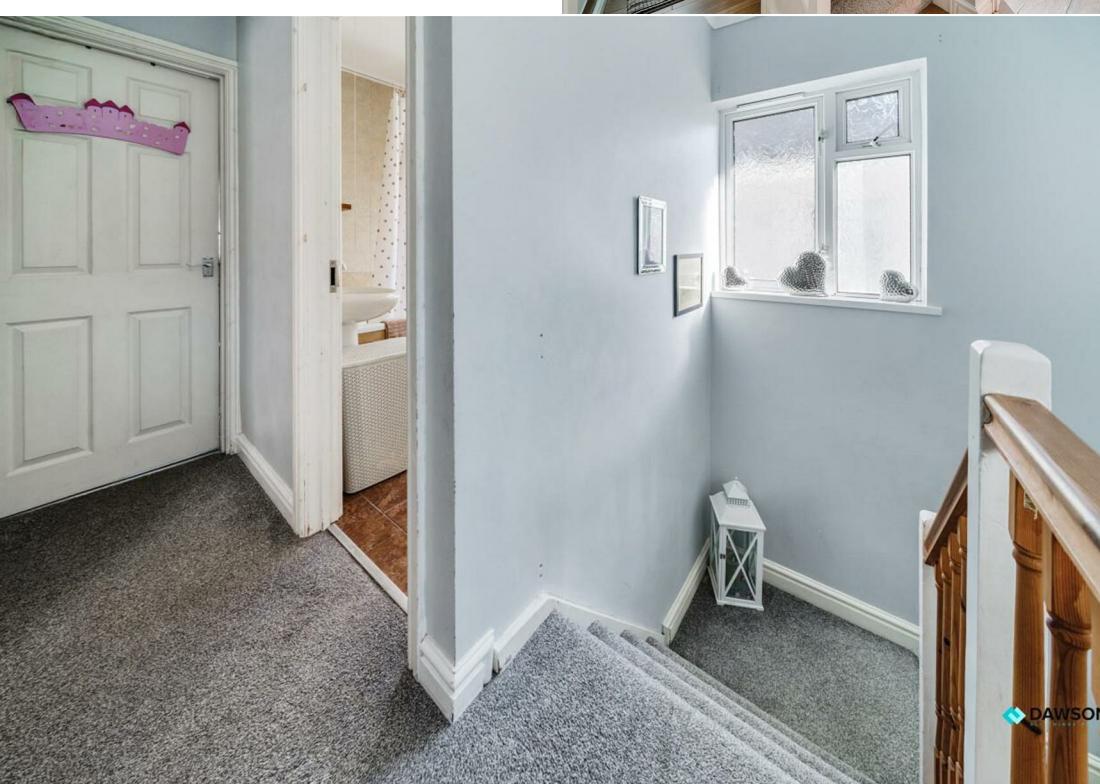
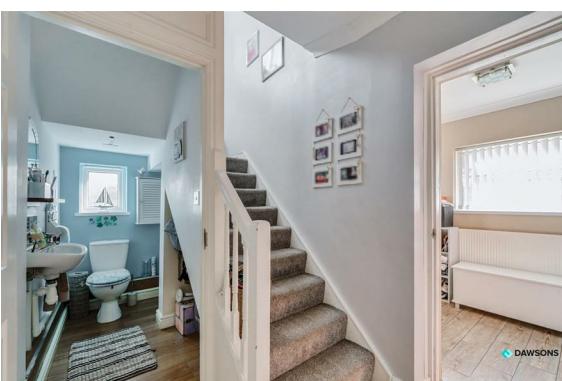
13'1" x 11'2" (3.99 x 3.41)

#### Bedroom 2

12'6" x 8'11" (3.83 x 2.72)

#### Bedroom 3

9'1" x 8'0" (2.79 x 2.45)



### Family bathroom

### External

### Front garden

### Rear garden with outbuildings

**Council Tax Band = B**

**EPC= C**

### FREEHOLD

### Services

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