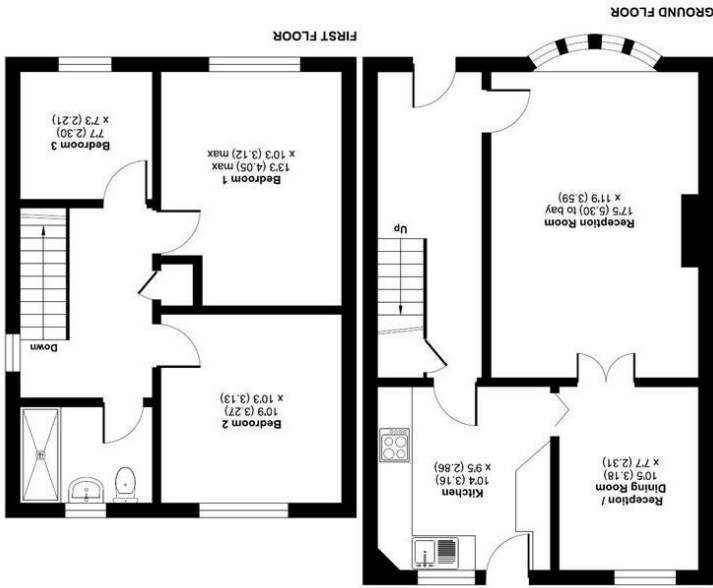


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © dawson 2025. REF: 136956

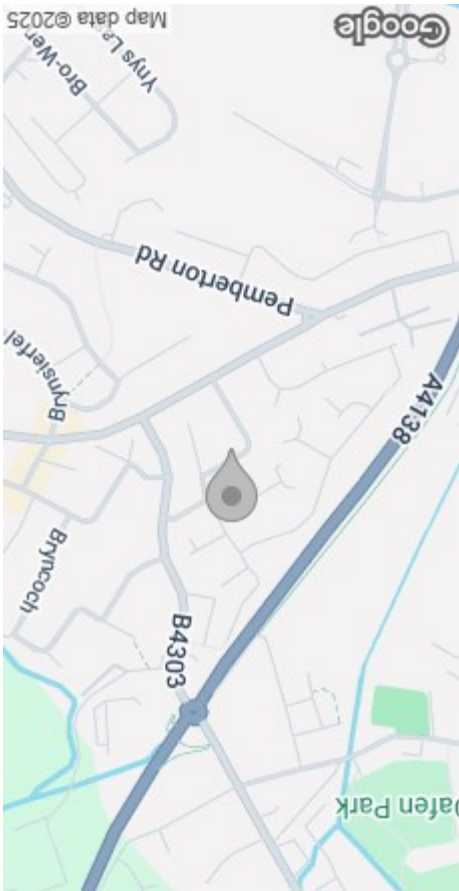


Pemberton Park, Llanelli, SA14

Approximate Area = 968 sq ft / 89.9 sq m

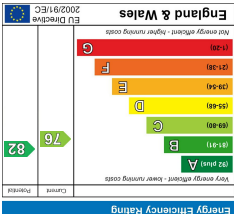
For identification only - Not to scale

FLOOR PLAN



AREA MAP

EPC



30 Pemberton Park
, Llanelli, SA14 8NN
Offers Around £160,000

3 1 2 C

GENERAL INFORMATION

Situated in Pemberton Park, Llanelli, this delightful three-bedroom semi-detached dormer bungalow presents an excellent opportunity for families and first-time buyers alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed shower room adds convenience to daily living.

The accommodation is thoughtfully designed, with three comfortable bedrooms that offer a peaceful retreat at the end of the day. The front and rear gardens are perfect for enjoying the outdoors, whether it be for gardening enthusiasts or for children to play. Additionally, the property benefits from driveway parking, ensuring that you have a secure and accessible space for your vehicle.

Being chain-free, this home allows for a smooth and straightforward purchasing process, making it an attractive option for those looking to move in without delay. With its appealing features and prime location, this semi-detached dormer bungalow is a must-see for anyone seeking a lovely home in Llanelli.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

17'4" to bay x 11'9" (5.30m to bay x 3.59m)

Reception/Dining Room

10'5" x 7'6" (3.18m x 2.31m)

Kitchen

10'4" x 9'4" (3.16m x 2.86m)

First Floor

Landing



Bedroom 1
13'3" max x 10'2" max (4.05m max x 3.12m max)

Bedroom 2
10'8" x 10'3" (3.27m x 3.13m)

Bedroom 3
7'6" x 7'3" (2.30m x 2.21m)

Shower Room

Parking

Driveway adjacent to house and front garden.

Council Tax band = C

EPC = C

Tenure

Freehold

Services

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

