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Energy Efficiency Rating

Energy Efficiency Rating	Estimated Energy Costs	Estimated Carbon Dioxide Emissions
A	£100 - £150	10 - 15 tCO ₂ e
B	£150 - £200	15 - 20 tCO ₂ e
C	£200 - £250	20 - 25 tCO ₂ e
D	£250 - £300	25 - 30 tCO ₂ e
E	£300 - £350	30 - 35 tCO ₂ e
F	£350 - £400	35 - 40 tCO ₂ e
G	£400 - £450	40 - 45 tCO ₂ e

EPC



AREA MAP



FLOOR PLAN



25 Pwll Road
 , Llanelli, SA15 4BG
Offers Around £240,000



GENERAL INFORMATION

Located in the charming, coastal village of Pwll, near Llanelli, this delightful semi-detached house offers a perfect blend of comfort and coastal living. With stunning views of the coastline, this family home is an ideal choice for first-time buyers or those seeking a spacious residence.

Upon entering, you are welcomed by a bright entrance hall that leads to two inviting reception rooms. The lounge features a lovely box bay window, allowing natural light to flood the space while providing picturesque views of the surrounding area. The dining room is perfect for family gatherings and entertaining guests, while the well-appointed kitchen/breakfast room offers a practical space for daily meals.

The property boasts three generously sized bedrooms, including a rear bedroom with the added convenience of an ensuite shower room. A family bathroom completes the accommodation, ensuring ample facilities for all residents.

Outside, the substantial gardens provide a wonderful area for children to play or for hosting summer barbecues. The property also includes a garage and parking space, catering to modern living needs.

This home is in excellent condition throughout and being sold with no onward chain therefore making it ready for you to move in and enjoy. The location is highly desirable, with easy access to local amenities and the beautiful coastline. Viewing is essential to fully appreciate the charm and potential of this lovely property. Don't miss the opportunity to make this house your home.

FULL DESCRIPTION

Entrance hallway

Lounge

13'9" x 13'0" (4.20 x 3.97)

Dining room

13'0" x 10'10" (3.97 x 3.32)

Kitchen

12'8" x 8'8" (3.88 x 2.65)

First floor

Landing

Bedroom one

11'9" x 9'11" (3.60 x 3.04)

Bedroom two

10'2" x 9'11" (3.10 x 3.04)



Bedroom three

9'4" x 8'8" (2.86 x 2.65)

En-suite shower room

Family bathroom

Front Forecourt

Rear garden

Garage and driveway.

Services

Heating System - Gas

Mains gas, electricity, sewerage and water.

Broadband - The current supplier is Vodafone (fibre)

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

Council Tax band = C

EPC = TBC

Tenure

Freehold

