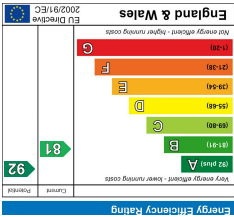
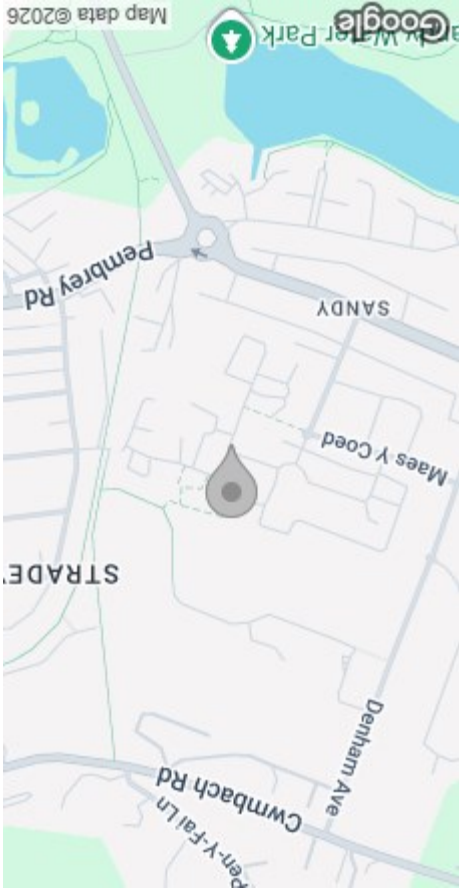


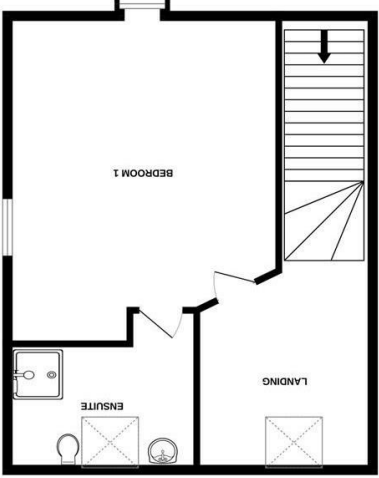
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



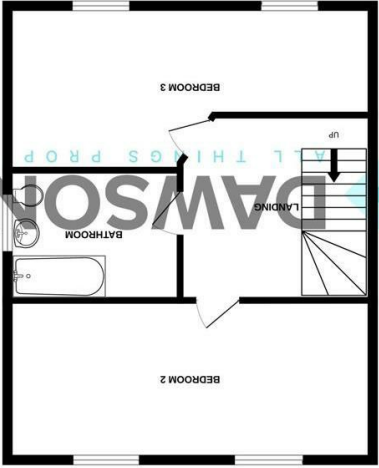
EPC



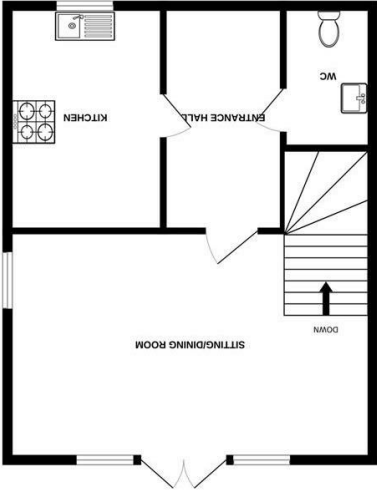
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



21 Heol James Gravell
, Llanelli, SA15 4BX
Offers Around £230,000

3 2 1 B

GENERAL INFORMATION

Situated in Heol James Gravell, Llanelli, this immaculately presented three-bedroom semi-detached townhouse offers a perfect blend of comfort and convenience.

The property is complemented by an en-suite bathroom, a convenient W.C., and a family bathroom, ensuring that all your needs are met with ease. Each of the three bedrooms is designed to provide a peaceful retreat, making this home ideal for families or those seeking extra space.

Outside, the property features an enclosed low maintenance rear garden, perfect for enjoying the outdoors in privacy. Additionally, there is a parking space and a garage, providing practical solutions for your vehicle and storage needs.

Situated close to local amenities, this home offers easy access to shops, schools, and recreational facilities, making it a fantastic choice for those looking to settle in a vibrant community. This semi-detached townhouse is not just a property; it is a place where you can create lasting memories. Don't miss the opportunity to make this lovely house your new home.

FULL DESCRIPTION

Ground Floor

Living Room
15'9" x 13'8" (4.80m x 4.17m)

Cloakroom
WC

Kitchen
11'0" x 6'5" (3.35m x 1.96m)

First Floor

Landing

Bedroom 1
14'8" x 10'1" (4.475 x 3.097)

Ensuite

Bedroom 2
10'8" x 13'10" (3.266 x 4.220)



Bedroom 3
9'1" x 13'8" (2.7935 x 4.187)

Family Bathroom
6'5" x 6'6" (1.9595 x 2.001)

Parking
Driveway and Garage

Council Tax band = D

Tenure
Freehold

EPC = B

Services
Broadband - The current supplier is BT (Full fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

