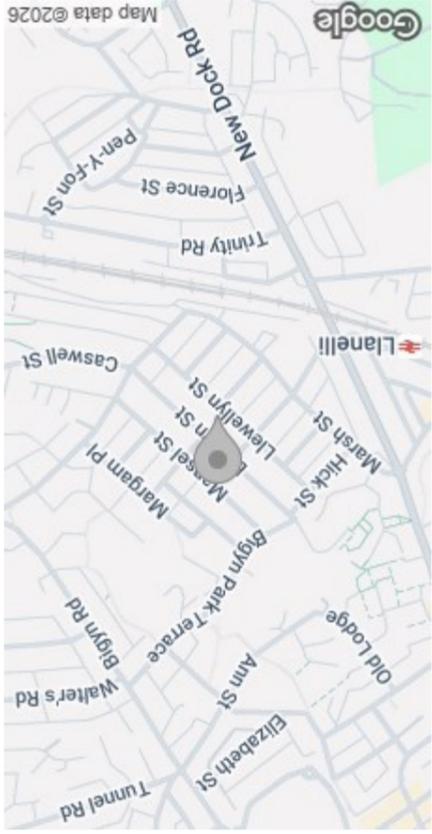


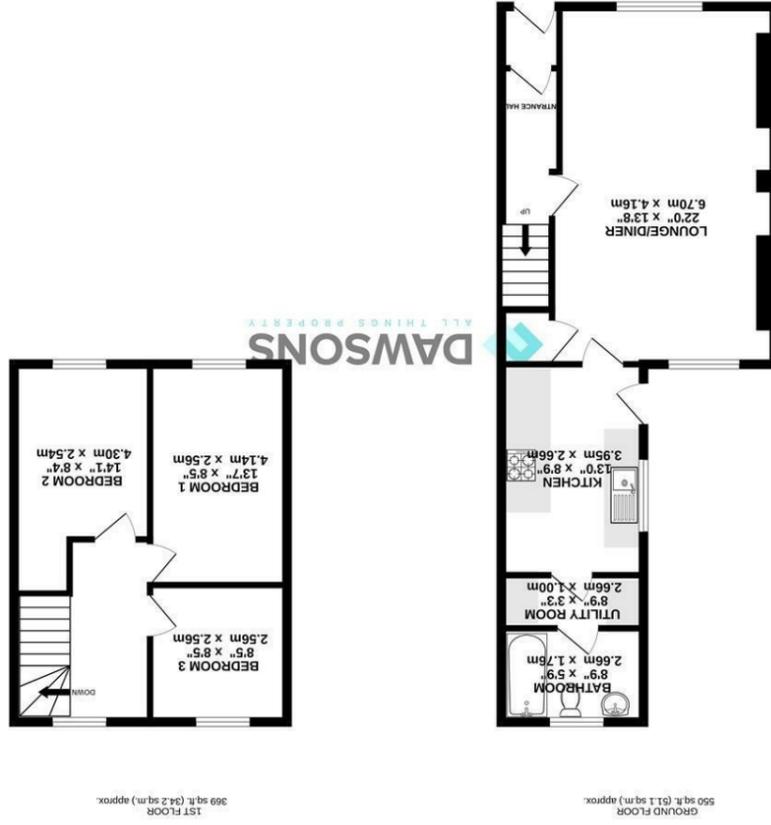
EPC



AREA MAP

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.

These particulars are based on the information provided to us by the seller and are not intended to constitute 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



65 Llewellyn Street
 Llanelli, SA15 1BD
 Offers Around £155,000



GENERAL INFORMATION

A rare opportunity to acquire a detached home in the area, offering both privacy and convenience in equal measure. The property has been updated in recent years, creating a comfortable and modern living environment.

The accommodation begins with a welcoming entrance hall leading through to a bright and spacious lounge with dining area. A separate utility room adds practicality, while the family bathroom is finished to a contemporary standard.

Externally, the rear garden offers a true blank canvas, presenting an exciting opportunity for new homeowners to design and create their own personalised outdoor retreat – whether that be landscaped gardens, entertaining space, or a play area. Ideally located close to local amenities and excellent rail links, the home is perfectly positioned for commuters and families alike. Offered to the market chain free, this detached property is not to be missed.

FULL DESCRIPTION

Entrance

Hallway

Lounge/Diner

21'11" x 13'7" (6.70m x 4.16m)

Kitchen

12'11" x 8'8" (3.95m x 2.66m)

Utility Room

8'8" x 3'3" (2.66m x 1.00m)

Family Bathroom

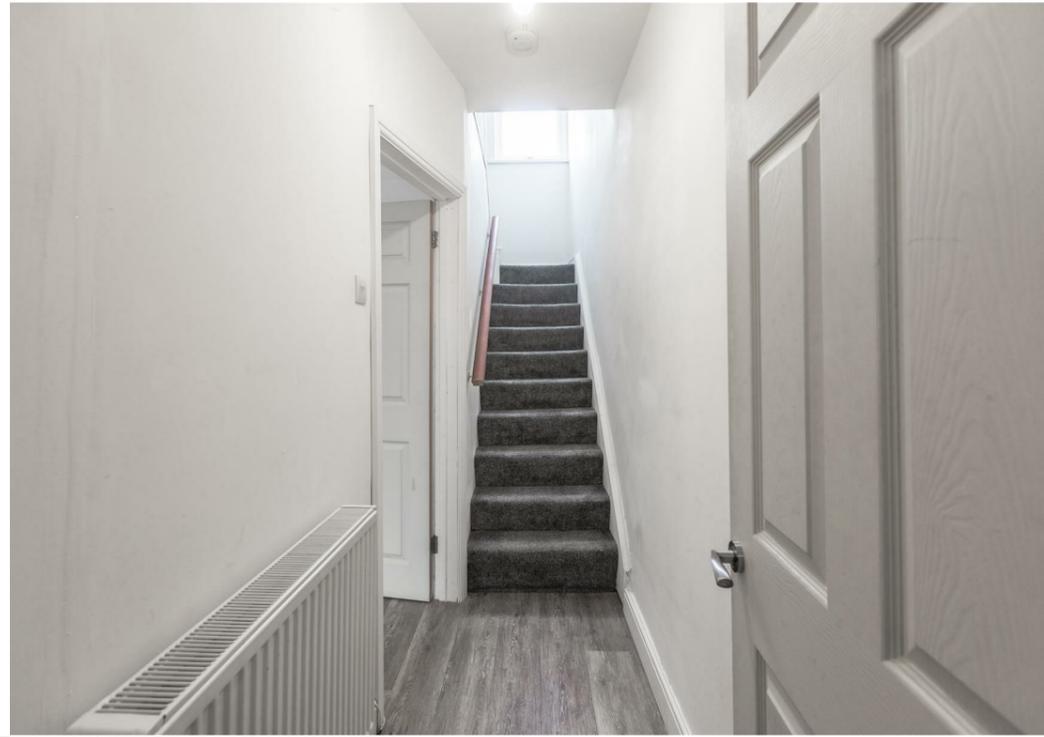
8'8" x 5'9" (2.66m x 1.76m)

First Floor

Landing

Bedroom One

13'6" x 8'4" (4.14m x 2.56m)



Bedroom Two

14'1" x 8'3" (4.30m x 2.54m)

Bedroom Three

8'4" x 8'4" (2.56m x 2.56m)

External

Parking

On road parking

Council Tax band = C

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

