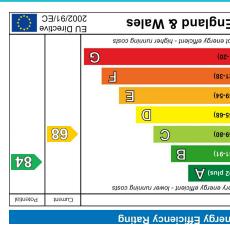
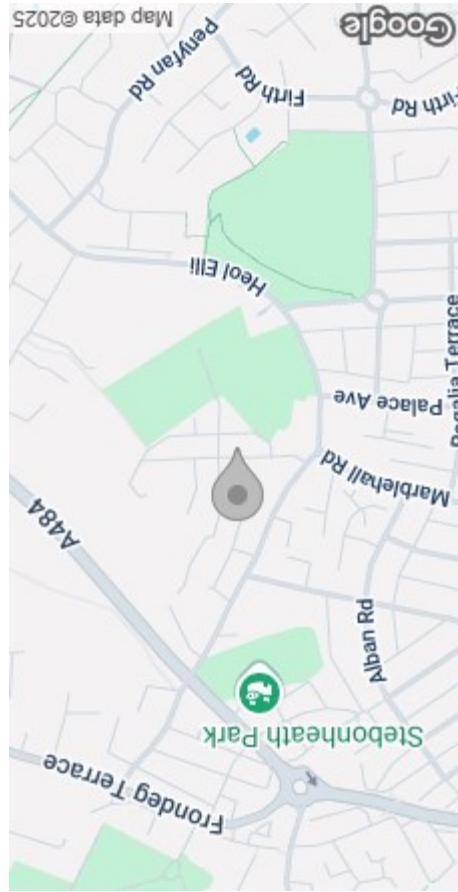




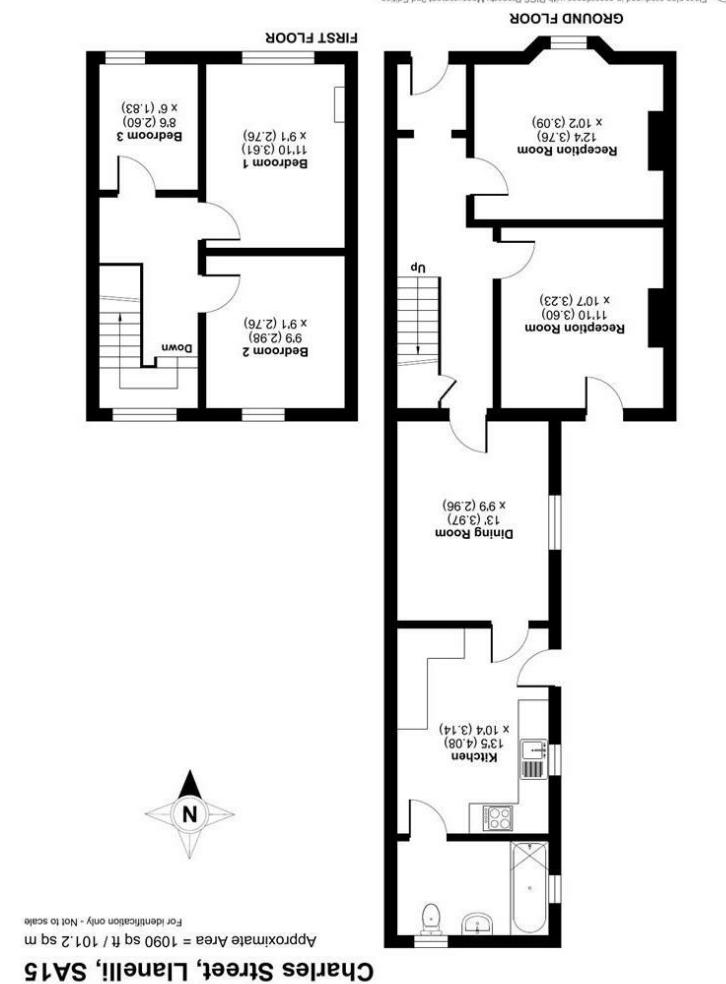
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



DAWSONS

GENERAL INFORMATION

Nestled on the charming Charles Street in Llanelli, this recently updated mid-terrace house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The ground floor features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The separate dining room provides a delightful setting for family meals, while the modern kitchen is designed for both functionality and style. Completing the ground floor is a conveniently located family bathroom, ensuring ease of access for all residents.

Step outside to discover a low-maintenance garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. The property is situated close to local amenities, making daily errands and leisure activities easily accessible.

With the added benefit of being at the end of the chain, this home is ready for you to move in without delay. This delightful property on Charles Street is not to be missed, offering a perfect blend of comfort, convenience, and modern living in the heart of Llanelli.



FULL DESCRIPTION

Entrance

Hallway

Reception Room One
12'4" x 10'1" (3.76m x 3.09m)



Reception Room Two
11'9" x (3.60m x)



Dining Room
13'0" x 9'8" (3.97m x 2.96m)

Kitchen
13'4" x 10'3" (4.08m x 3.14m)

Bathroom

First Floor

Landing



Bedroom One
11'10" x 9'0" (3.61m x 2.76m)

Bedroom Two
9'9" x 9'0" (2.98m x 2.76m)

Bedroom Three
8'6" x 6'0" (2.60m x 1.83m)

External

Council tax band = B

EPC = D

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

