



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.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown thereon are not guaranteed, as to their operability or efficiency can be given. Made with Metropix ©2025

EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



80 Llwynhendy Road
 , Llanelli, SA14 9HR
 Asking Price £160,000



GENERAL INFORMATION

Sitting in the charming village of Llwynhendy, Llanelli, this traditional semi-detached house presents an excellent opportunity for those seeking a family home with great potential. The property boasts a welcoming entrance hall that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The kitchen and dining room provide a functional space for family meals and gatherings, while the convenient ground floor shower room adds to the practicality of the layout.

Upstairs, you will find three well-proportioned bedrooms, offering ample space for family living. The property also features a front forecourt and a driveway, ensuring off-road parking is readily available. The level rear garden presents a blank canvas for gardening enthusiasts or families looking to create a safe outdoor space for children to play.

While the property requires some modernisation, it is brimming with potential to become a lovely family home tailored to your tastes. Its location is particularly advantageous, being close to local amenities, making daily life convenient. We highly recommend viewing this property to fully appreciate its size, layout, and the wonderful opportunity it presents in a desirable village setting.

FULL DESCRIPTION

Entrance Hallway

Sitting room

12'10" x 10'0" (3.930 x 3.053)

Rear Lounge

11'9" x 10'3" (3.585 x 3.137)

Kitchen/dining room

17'4" x 9'8" (5.308 x 2.958)

Lobby

Shower room

First floor

Landing



Bedroom 1

19'10" (max) x 15'0" (min) x 10'1" (6.067 (max) x 4.59 (min) x 3.075)

Bedroom 2

12'0" x 10'11" (3.681 x 3.331)

Bedroom 3

8'7" x 8'5" (2.639 x 2.590)

Front forecourt and Driveway

Rear garden

Council Tax band = B

EPC = D

Tenure - Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water
Broadband - Not currently at the property.
Mobile - Not currently at the property
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

