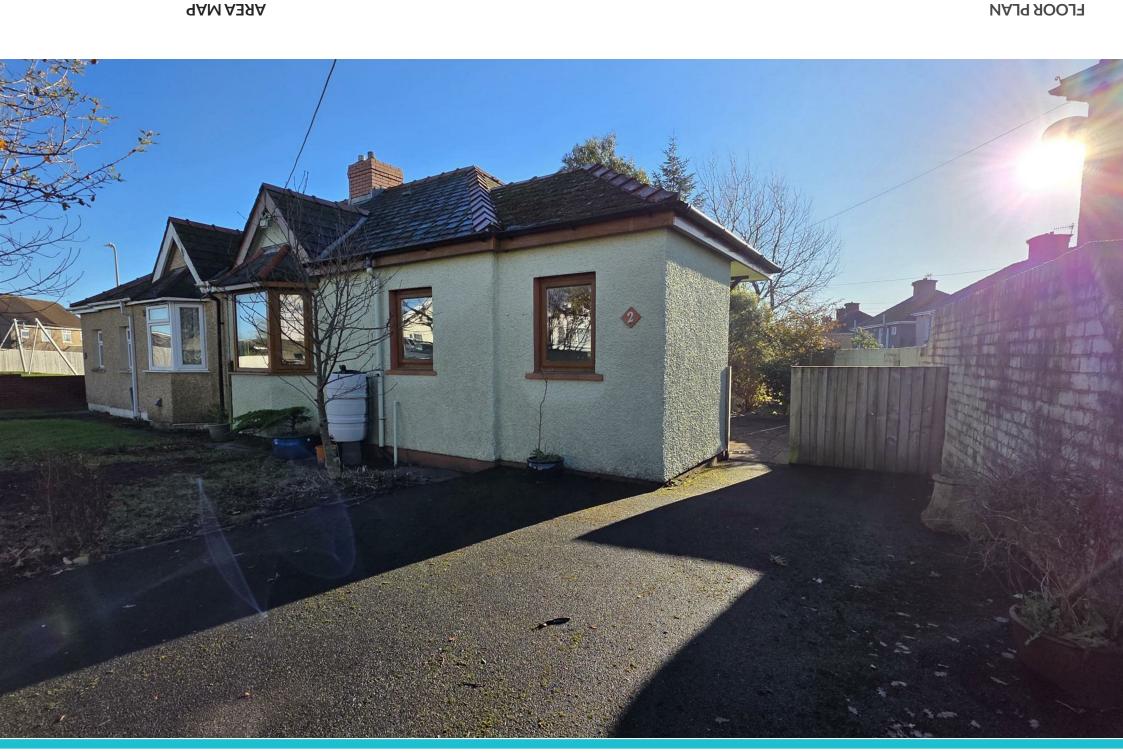
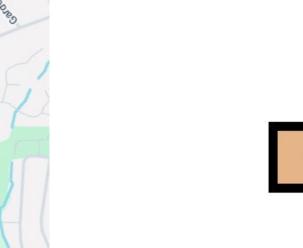
2 Gwelfor













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or warranty in respect of the property. 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 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



Map data @2025

Tanygraig Rd







11 Murray Street, Llanelli, SA15 1AQ

GENERAL INFORMATION

Sitting in the quiet area of Gwelfor, Llanelli, this delightful semi-detached bungalow presents an excellent opportunity for first-time buyers or those seeking to downsize. The property boasts a well-thought-out layout, featuring a welcoming hallway that leads to a spacious kitchen and dining room, perfect for entertaining guests or enjoying family meals. The comfortable lounge provides a cosy retreat, while the single bedroom offers a peaceful space for rest. The modern shower room adds convenience to daily living.

Set in a popular residential location, this bungalow is conveniently close to various amenities and retail parks, ensuring that all your daily needs are within easy reach. The property benefits from driveway parking for two cars, a valuable asset in this area. The level gardens to both the front and rear provide a lovely outdoor space, ideal for relaxation or gardening enthusiasts. Furthermore, there is ample scope to extend the property to the side and rear, allowing for potential future enhancements to suit your lifestyle.

This charming bungalow is not only a practical choice but also a wonderful place to call home. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this lovely property and envision the possibilities it holds for you.



Hallway

Kitchen 7'2" x 14'2" (2.19 x 4.32)

Lounge 10'11" x 10'8" (3.33 x 3.27)

Shower room 5'10" x 6'9" (1.78 x 2.06)

Bedroom 8'8" x 10'1" (2.66 x 3.09)

External

Front Garden

Side Driveway

Rear Garden

















Council Tax band = B

Tenure - Freehold Freehold

EPC = E

Services

Heating System - Gas Mains gas, electricity, sewerage and water (billed)

water (billed) Broadband - The current supplier is Sky (fibre)

Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone and EE

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





