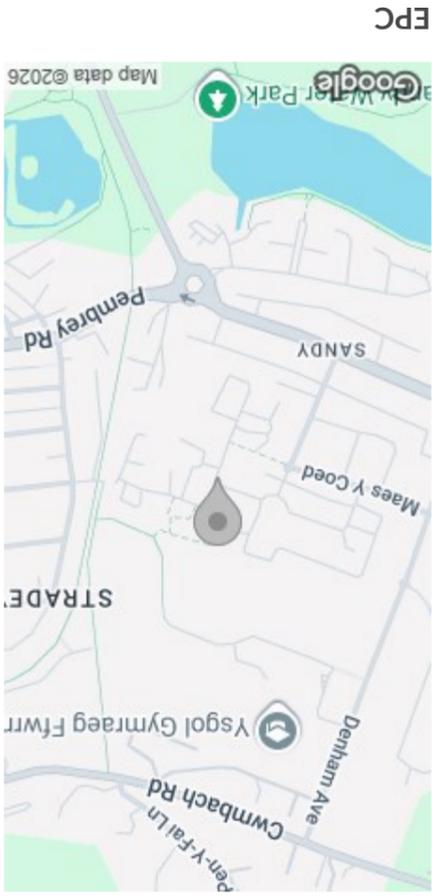
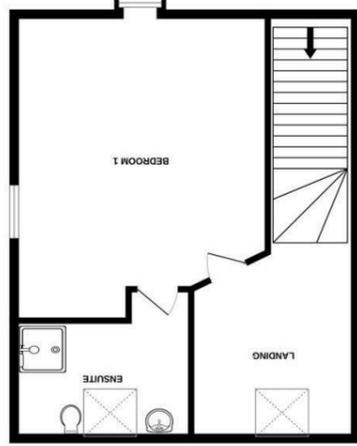


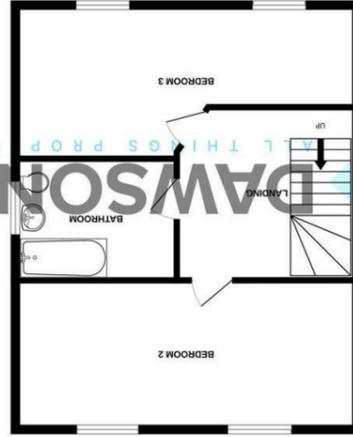
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



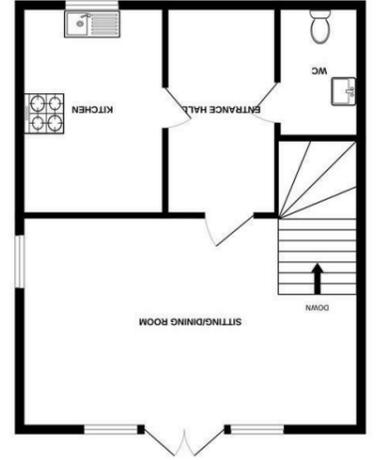
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLAN



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



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.

Please note there is a maintenance charge of £74.45 to be paid per annum paid to Remus

