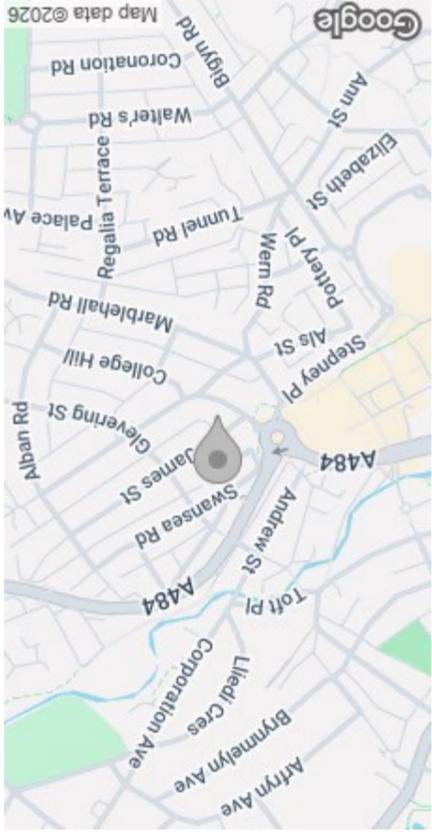


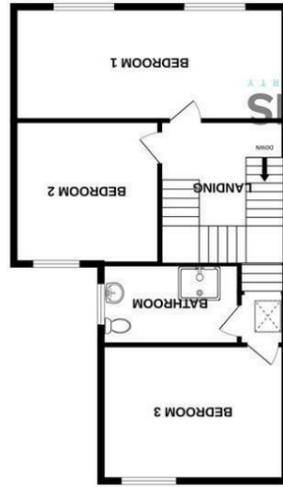
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

This every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of plots, rooms, rooms, and other areas are approximate and are intended to assist in the selection of a property. The floor plan is a guide only and should not be relied on as a basis for any prospective purchase. The floor plan is not a contract and does not constitute any part of an offer or contract. It is to be read in conjunction with the particulars and the general conditions of sale.

EPC



AREA MAP



FLOOR PLAN



9 College Square
 , Llanelli, SA151DT
 Offers Around £190,000



GENERAL INFORMATION

Nestled in the charming area of College Square, Llanelli, this delightful three-bedroom detached house offers a wonderful opportunity for those seeking a characterful home with plenty of potential. The property boasts three spacious reception rooms, perfect for family gatherings or entertaining guests, alongside a well-appointed kitchen and a convenient lean-to, providing additional space for storage or utility needs.

Upstairs, you will find a family bathroom, while a downstairs WC adds to the practicality of the layout. The house retains many original features, including elegant ceiling roses, picture rails, and beautiful stained glass, which lend a unique charm to the property. However, it is worth noting that some modernisation may be required to bring it up to contemporary standards.

The property also benefits from a garage located at the rear, offering secure parking and extra storage options. With no onward chain, this home is ready for you to make it your own without delay.

Situated close to local amenities and the bus station, this residence is ideally located for easy access to the vibrant community of Llanelli. Whether you are a first-time buyer, a growing family, or looking for a project to transform into your dream home, this property presents an exciting opportunity. Do not miss the chance to view this charming house and envision the possibilities it holds.

FULL DESCRIPTION

GROUND FLOOR

Entrance Hall

Reception room 1

13'0" x 15'3" (3.965 x 4.653)

Reception room 2

10'10" x 11'2" (3.308 x 3.406)

WC

4'3" m x 4'2" (1.308 m x 1.293)

Dining room

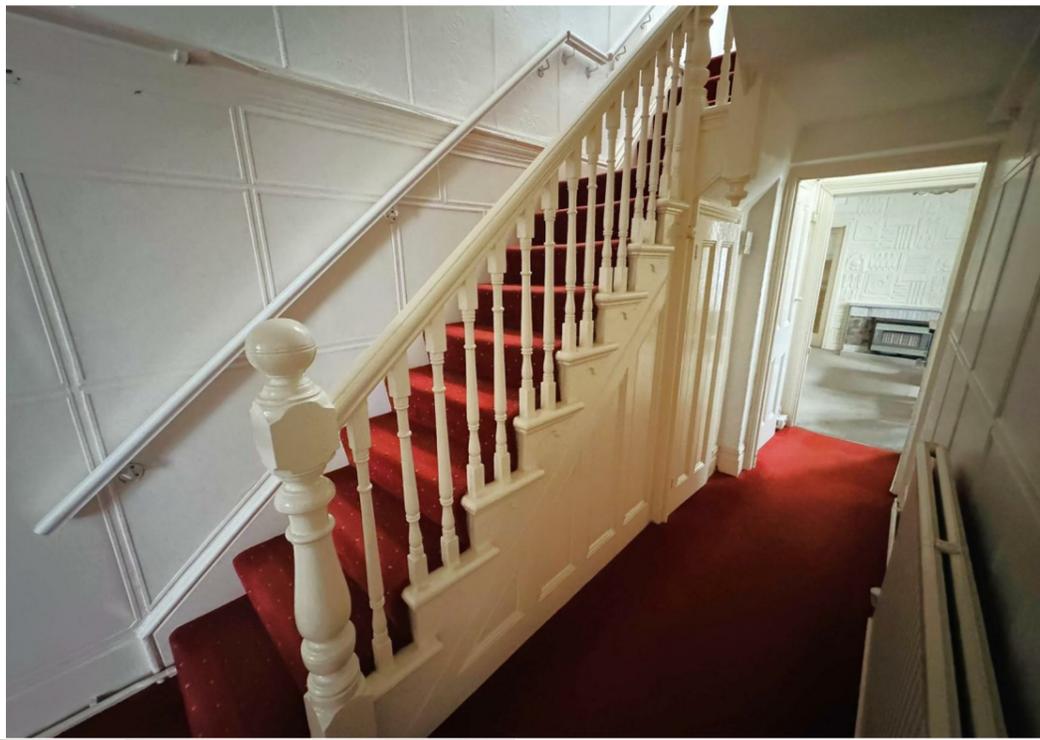
13'1" 141'0" x 11'1" (4.043 x 3.394)

Kitchen

9'8" x 10'11" (2.959 x 3.344)

Lean To

5'9" x 8'1" (1.761 x 2.466)



FIRST FLOOR

Landing

Bedroom 1

16'4" x 11'8" (4.996 x 3.559)

Bedroom 2

12'5" x 9'8" (3.808 x 2.969)

Bedroom 3

11'10" x 9'1" (3.617 x 2.773)

Bathroom

7'3" m x 7'6" (2.228 m x 2.305)

EXTERNAL

Garage to rear of property

Tenure

Freehold

Council Tax = D

EPC = F

Services

Heating System -
Mains electricity, sewerage and water
You are advised to refer to Ofcom
checker for information regarding
mobile signal and broadband
coverage.

