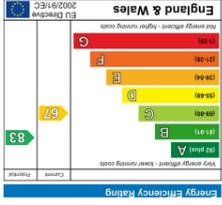
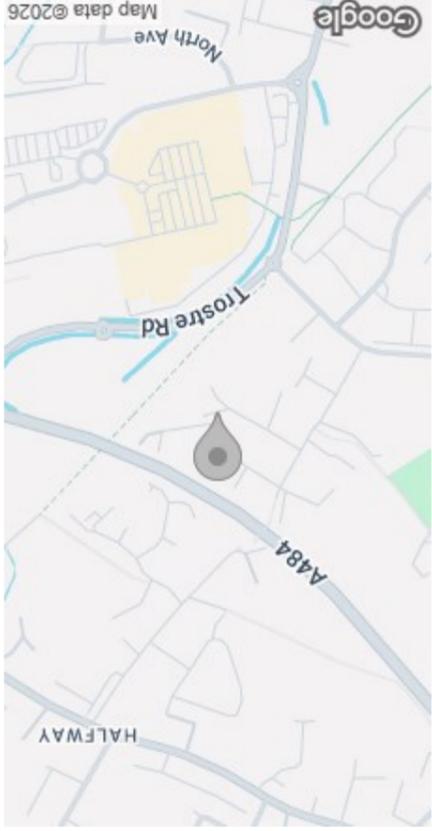


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

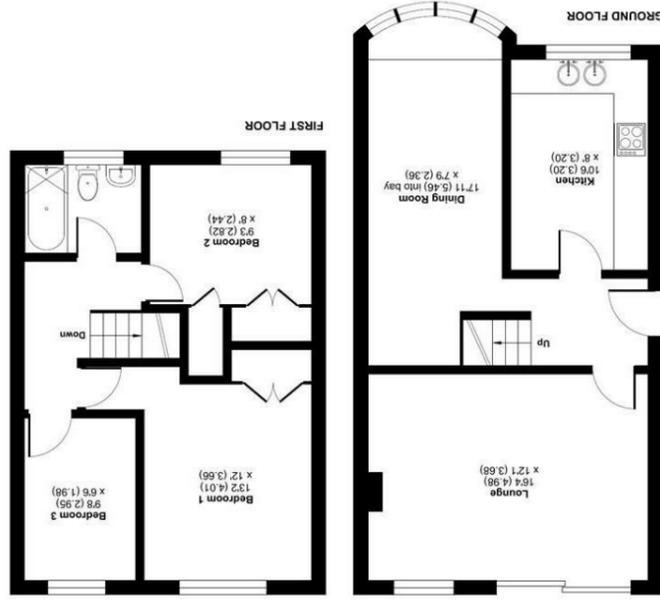


EPC



AREA MAP

Floor plan produced in accordance with RICS Property Measurement Standards incorporating RICS Property Measurement Standard (RICS 101) and RICS Property Measurement Standard (RICS 102) (2023).
 Produced by Dawson's Property, REF: 876617



Llwyn Cyfarthwch, Llanelli, SA15
 Approximate Area = 921 sq ft / 85.5 sq m
 For identification only - Not to scale

FLOOR PLAN



28 Llwyn Cyfarthwch
 , Llanelli, SA15 1GY
 Asking Price £190,000



GENERAL INFORMATION

Nestled in the tranquil estate of Llwyn Cyfarthwch, Llanelli, this well-presented semi-detached house offers a delightful opportunity for first-time buyers or those seeking a quality family home. The property boasts two inviting reception rooms, including a spacious living room that features double doors leading to a newly constructed decking area, perfect for enjoying the outdoors or entertaining guests.

The separate dining room and kitchen provide ample space for family meals and gatherings, ensuring that this home is both functional and welcoming. Upstairs, you will find three generously sized bedrooms, each offering a comfortable retreat for rest and relaxation. The modern bathroom is equipped with a walk-in shower, adding a touch of convenience to your daily routine.

Additionally, the property includes parking for one vehicle, making it practical for everyday living. With its charming features and ideal location, this semi-detached house is a wonderful choice for those looking to settle in a peaceful community while still being close to local amenities. Don't miss the chance to make this lovely home your own.

FULL DESCRIPTION

ENTRANCE

Lawn to front, with driveway providing ample off road parking, pedestrian path to side leading to uPVC glazed door opening to:

HALLWAY

Stairs to first floor, laminated wood flooring. Doors to:

KITCHEN

10'5" x 10'5" (3.20 x 3.20)

Fitted with a range of wall and base units with work tops over having inset bowl and half stainless steel sink unit, uPVC window over looking front aspect, plumbing for automatic washing machine and dishwasher. Inset electric double oven and grill with hob and extractor hood over, tiled splash back, tiled flooring, radiator.

LOUNGE

16'4" x 12'0" (4.98 x 3.68)

Sliding patio doors and window to rear garden, laminated wood flooring, two radiator, wood fire surround housing electric fire.



DINING/SITTING ROOM

17'10" x 7'8" (5.46 x 2.36)

Laminated wood flooring, uPVC glazed window to front, radiator.

FIRST FLOOR

Reached via stairs found in Hallway.

LANDING

Attic access. Doors to:

BEDROOM ONE

13'1" x 12'0" (4.01 x 3.66)

uPVC glazed window over looking garden, radiator, built-in wardrobes.

BEDROOM TWO

9'3" x 8'0" (2.82 x 2.44)

Found at the front of the property having uPVC glazed window to same aspect, radiator, built-in wardrobes provide ample hanging/storage space. Airing cupboard housing boiler.

BEDROOM THREE

9'8" x 6'5" (2.95 x 1.98)

uPVC glazed window to the rear aspect, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, W>C, pedestal wash hand basin with tiled splash back. Frosted uPVC glazed window to front, radiator.

EXTERNALLY

GARDEN

Enclosed rear garden laid mainly to lawn, with small patio area. Pedestrian access gate to side.

PARKING

Driveway

COUNCIL TAX = Band C

EPC = D

SERVICES

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

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.