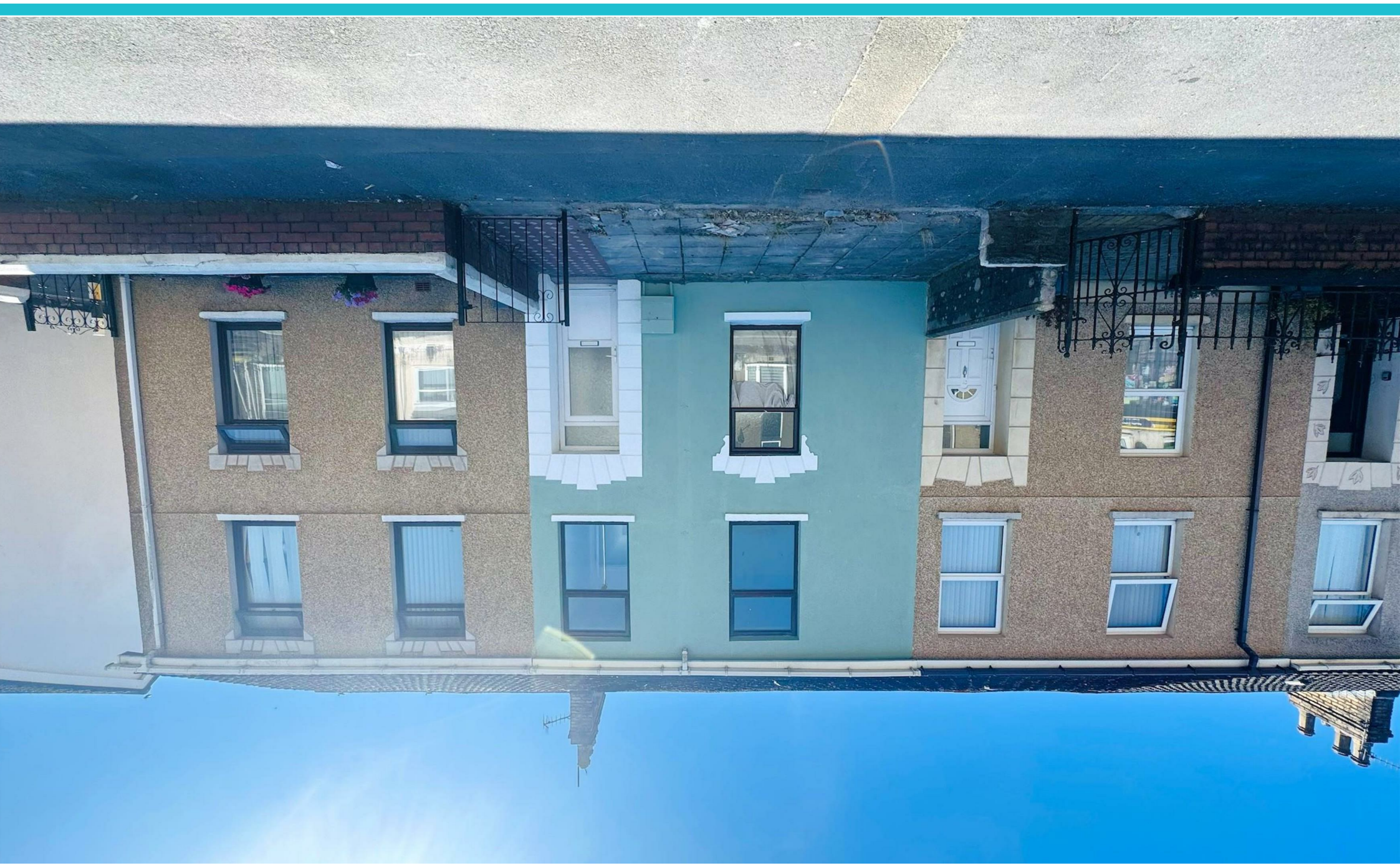
59 Pembrey Road

, Llanelli, SA15 3BL

Asking Price £185,000

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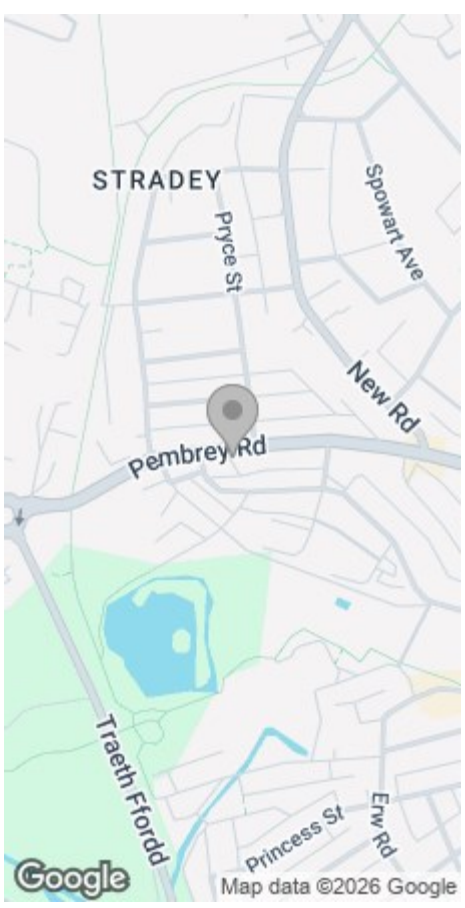


FLOOR PLAN

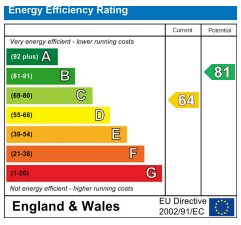


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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AREA MAP



EPC



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.

11 Murray Street, Llanelli, SA15 1AQ
T 01554 784 400 E ll@dawsonsproperty.co.uk
W dawsonsproperty.co.uk

GENERAL INFORMATION

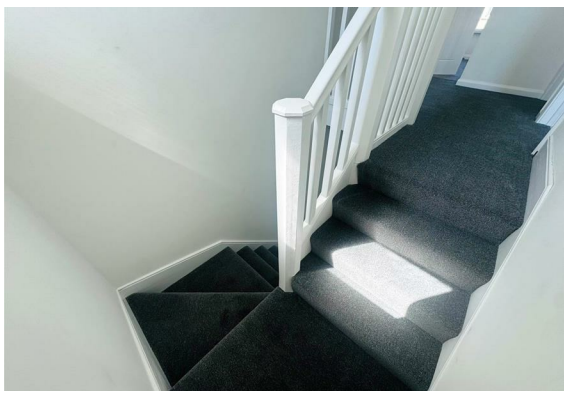
Beautifully renovated throughout, this home has been thoughtfully transformed to create a stylish and practical layout designed to enhance modern everyday living. The property has been upgraded and offers a perfect blend of contemporary finishes and comfortable family accommodation.
The reconfigured layout provides bright, spacious living areas that flow effortlessly, making the home ideal for both relaxing and entertaining.

Perfectly positioned within walking distance of the town centre, the property enjoys easy access to a wide range of local shops, cafés, schools, and amenities. It is also just a short stroll from the ever-popular Sandy Water Park, offering beautiful lakeside walks, leisure facilities, and an ideal setting for outdoor recreation.

This is a fantastic opportunity to acquire a move-in-ready home in a highly convenient and sought-after location







FULL DESCRIPTION

Entrance

Hallway

Living/Dining Room
16'0" x 21'1" (4.885 x 6.441)

Kitchen
16'1" x 8'2" (4.920 x 2.503)

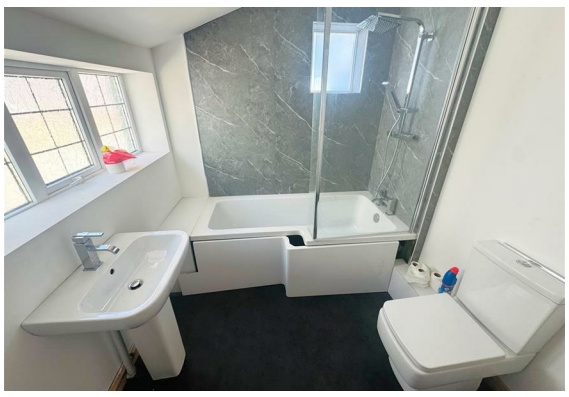
Bathroom
6'11" x 8'2" (2.117 x 2.503)

First Floor

Landing

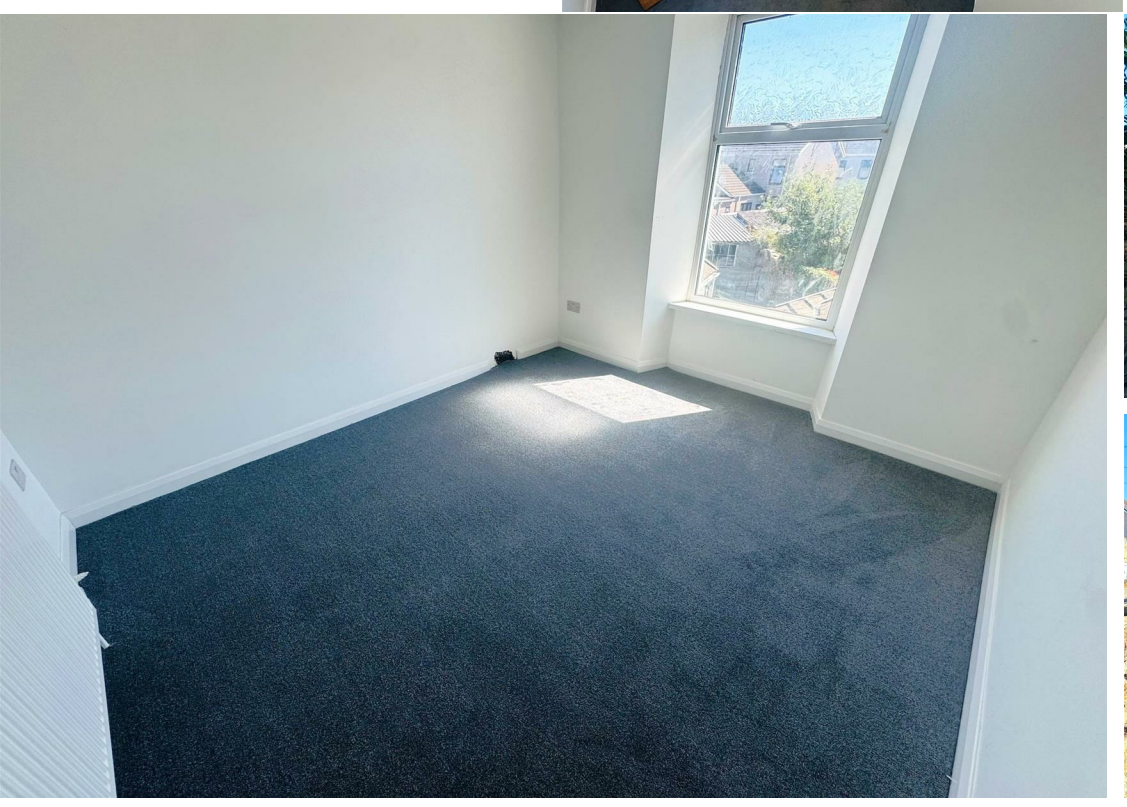
Bedroom One
10'0" x 10'10" (3.059 x 3.325)

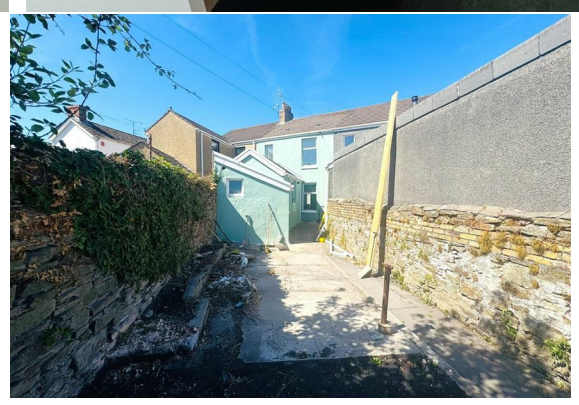
Bedroom Two
9'4" x 10'9" (2.854 x 3.283)













Bedroom Three
11'5" x 10'9" (3.5m x 3.3m)

External

Parking
Garage to rear of garden

EPC =D

Council Tax Band = B

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





