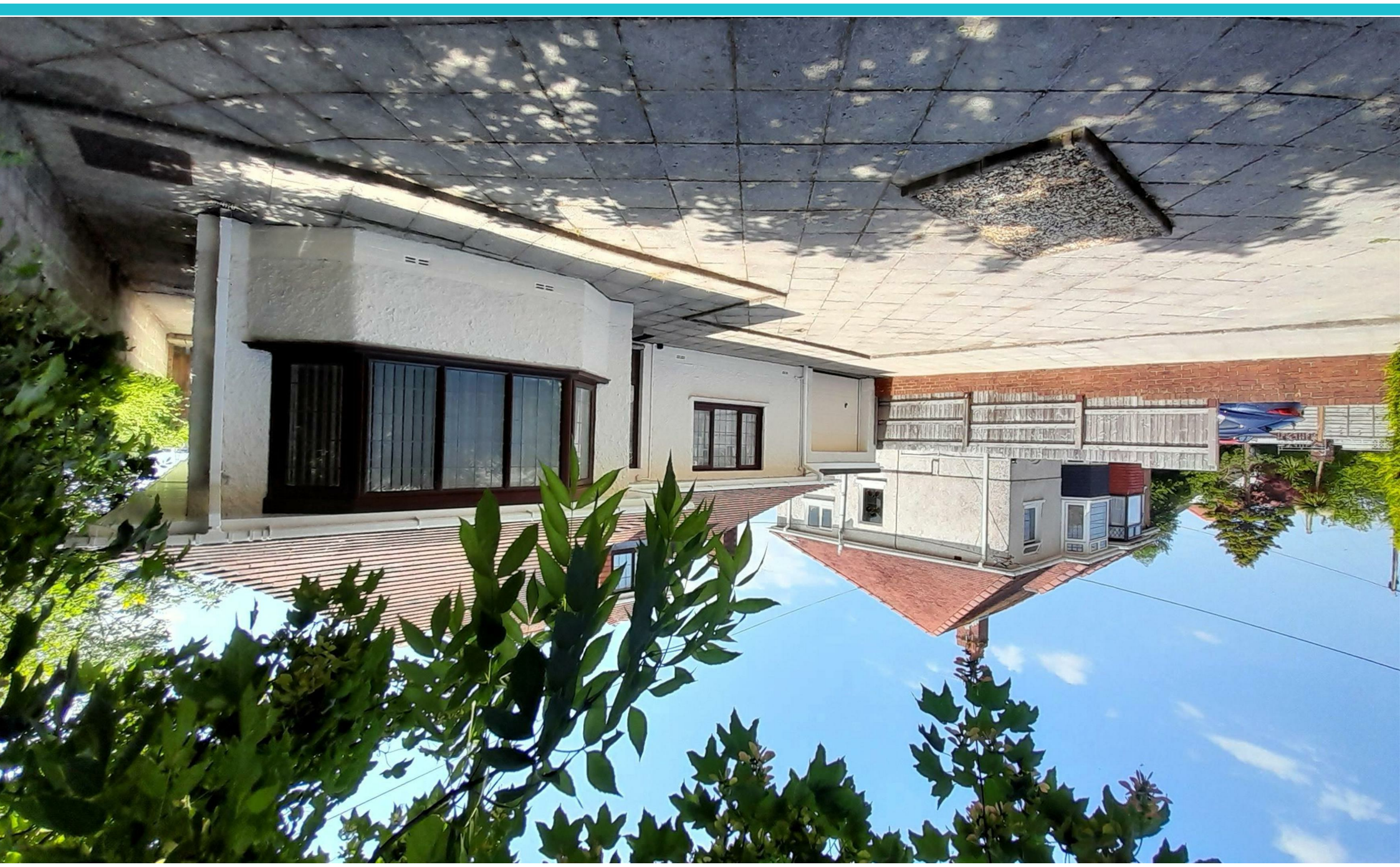
82 Havard Road

, Llanelli, SA14 8SD

Offers Around £249,950

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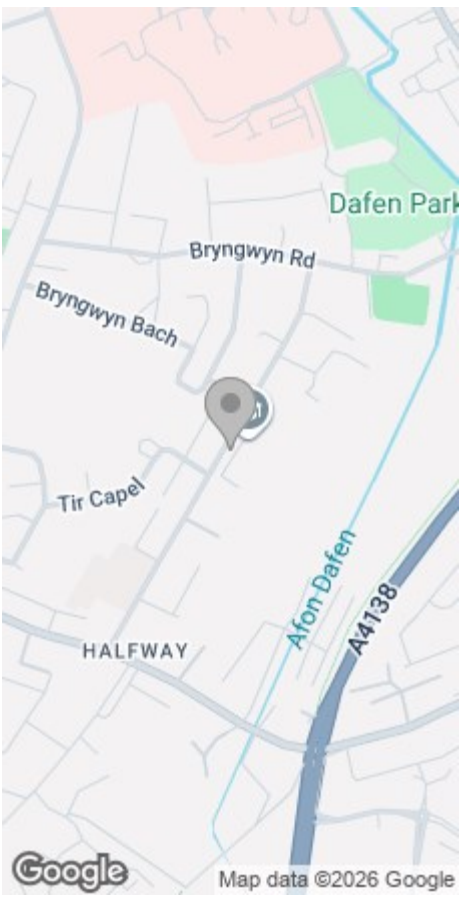


FLOOR PLAN

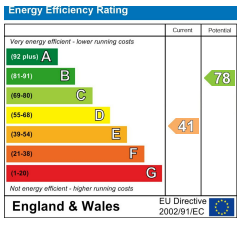


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

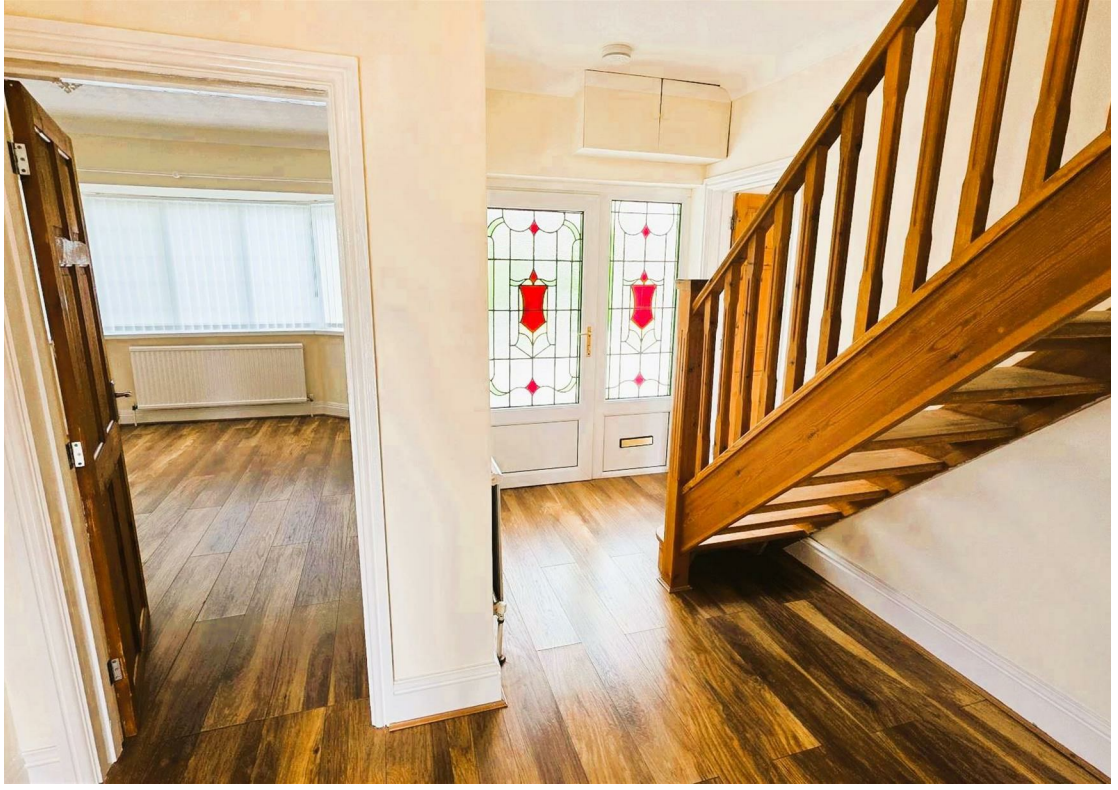


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GENERAL INFORMATION

Nestled on the charming Havard Road in Llanelli, this delightful three-bedroom dormer bungalow offers a perfect blend of comfort and modern living. As you step inside, you are welcomed by a spacious living room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The contemporary kitchen/diner is a standout feature, designed to cater to all your culinary needs while also serving as a lovely space for family meals. The property boasts three well-proportioned bedrooms, ensuring ample space for family or guests. Two of the bedrooms, along with a second bathroom, are conveniently located on the upper floor, providing a sense of privacy and tranquillity. The layout is thoughtfully designed to maximise both space and functionality.
One of the highlights of this bungalow is the expansive garden with rear access, which offers a wonderful outdoor retreat. This large garden not only provides a perfect setting for summer barbecues and family gatherings but also grants access to two basement rooms beneath the property. These versatile spaces can be transformed into a home office, gym, or additional storage, catering to your personal needs.
In summary, this dormer-detached bungalow on Havard Road is an exceptional opportunity for those seeking a comfortable family home in a desirable location. With its generous living spaces, modern amenities, and a beautiful garden, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.







FULL DESCRIPTION

Ground Floor

Entrance hallway

Lounge/dining room
25'9" x 12'5" (7.86 x 3.79)



Kitchen/breakfast room
19'9" x 11'10" (6.02 x 3.62)



Bedroom 1
10'11" x 14'2" (3.35m x 4.32m)



Bathroom
7'3" x 6'5" (2.22m x 1.97m)

First floor

Bedroom 2
9'6" x 16'3" (2.91m x 4.96m)







Bedroom 3
7'9" x 11'0" (2.37m x 3.36m)

Shower room
8'1" x 4'11" (2.47m x 1.52m)

Enclosed front forecourt and driveway

Parking
Driveway

Rear patio

Rear garden
With rear access ideal for Caravans/motorhomes etc.

Basement rooms

EPC = E

Tenure
FREEHOLD

Council tax band = D

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
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





