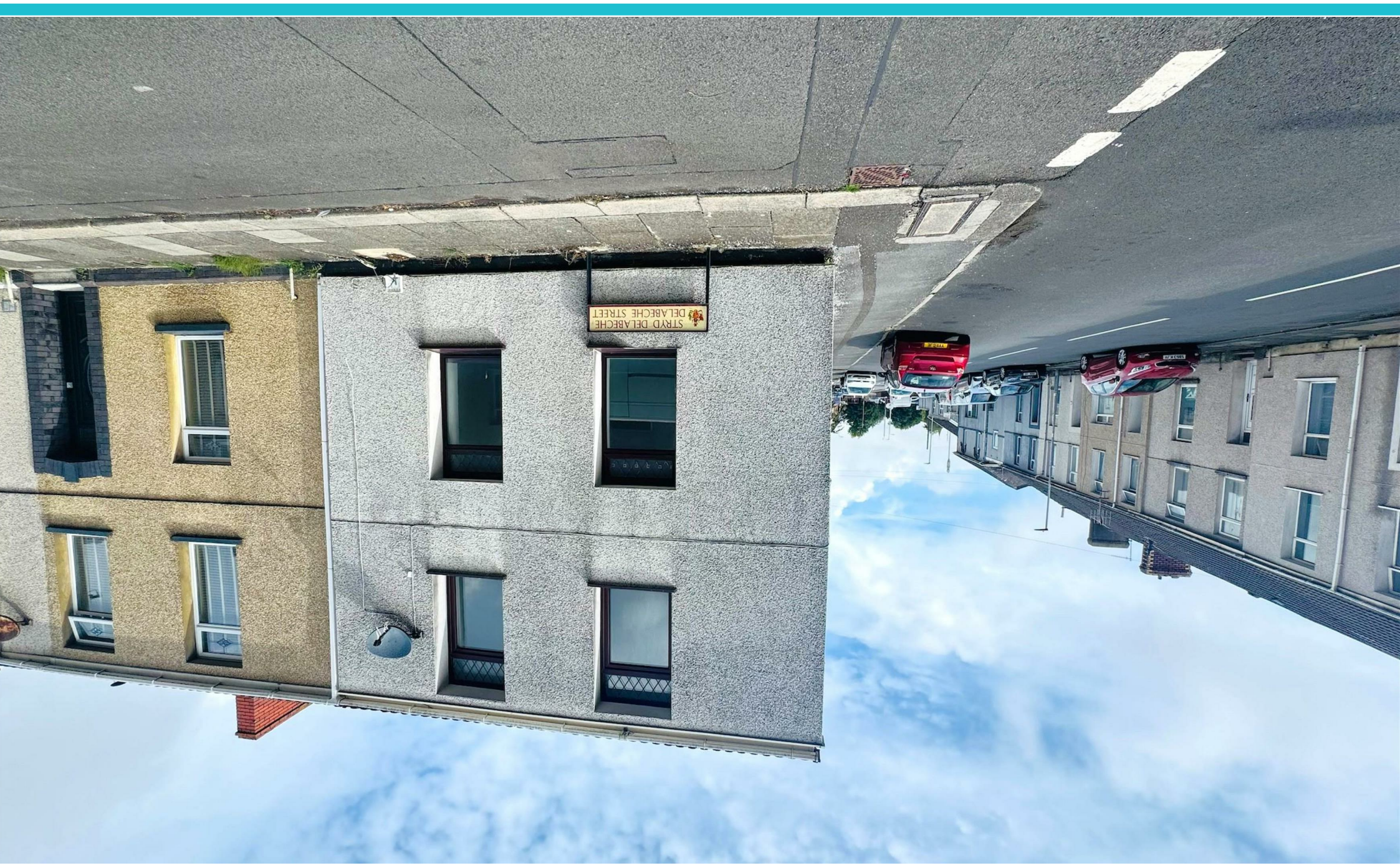
32 Delabeche Street

, Llanelli, SA15 1AT

Offers Around £127,500

4 | 1 | 2 | D

DAWSONS
ALL THINGS PROPERTY

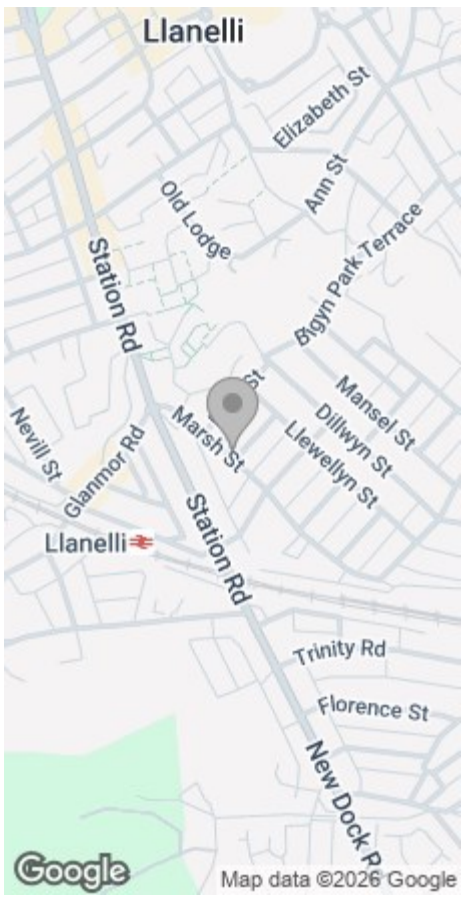


FLOOR PLAN

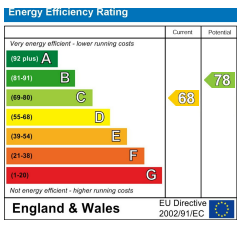


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

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**

The Property Ombudsman | Relocation agentnetwork | BEST Estate Agent Awards 2021 WINNER SALES | BEST Estate Agent Awards 2021 WINNER LETTINGS

GENERAL INFORMATION

Nestled on Delabeche Street in the town of Llanelli, this delightful end-terrace house presents an excellent opportunity for both families and first-time buyers. With four well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for comfortable living.
The spacious kitchen diner offers plenty of room for both cooking and dining, creating a practical and sociable space for everyday living. Conveniently leading from the kitchen is a modern ground floor bathroom, enhancing the functionality of the home. Outside, the low-maintenance rear garden is perfect for those who prefer spending their time enjoying the outdoors rather than tending to extensive gardening.
This property is ready for you to move in and make it your own, with plenty of potential for personal touches to truly make it feel like home. Its prime location means you are just a stone's throw away from the town centre and a variety of local amenities, ensuring that everything you need is within easy reach.
In summary, this end-terrace house on Delabeche Street is a fantastic find, combining space, convenience, and the opportunity for personalisation. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family.







FULL DESCRIPTION

ENTRANCE

HALLWAY

LOUNGE
8'10" x 15'2" (2.710 x 4.630)

SITTING ROOM
11'6" x 17'9" (3.511 x 5.434)

KITCHEN
13'10" x 10'2" (4.235 x 3.101)

BATHROOM
6'5" x 11'4" (1.981 x 3.455)

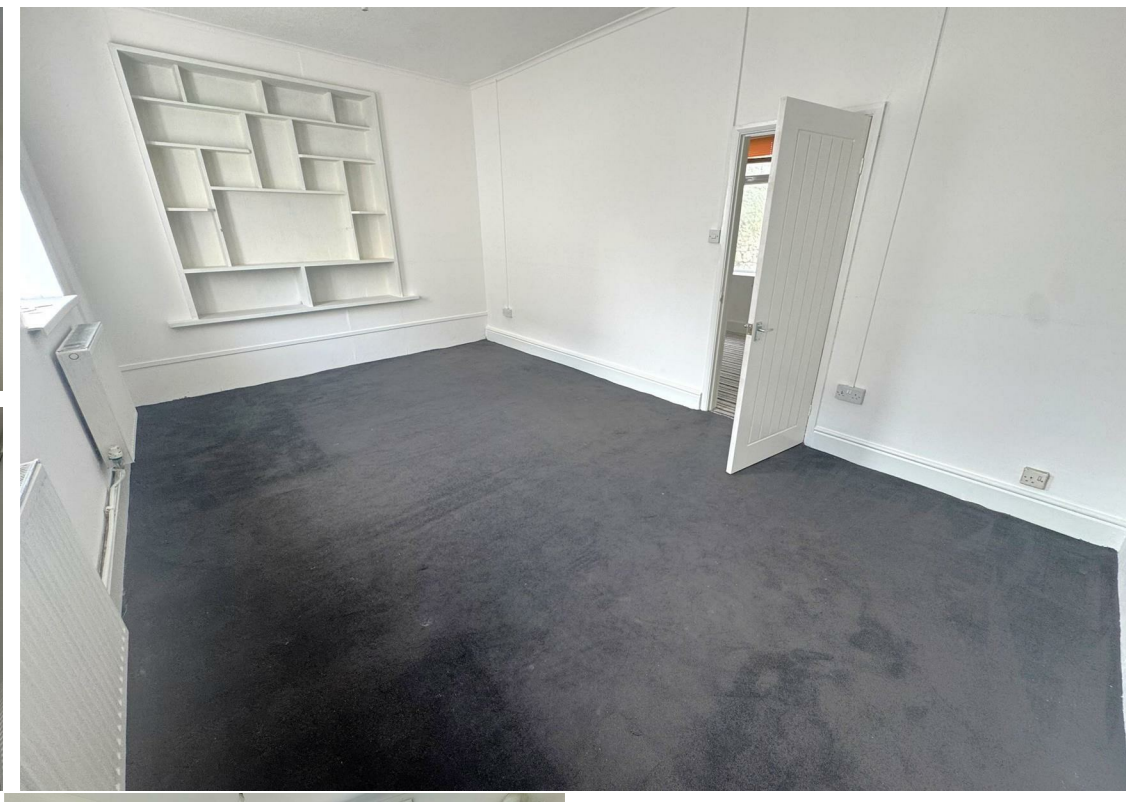
SEPARATE WC
7'6" x 4'3" (2.304 x 1.304)

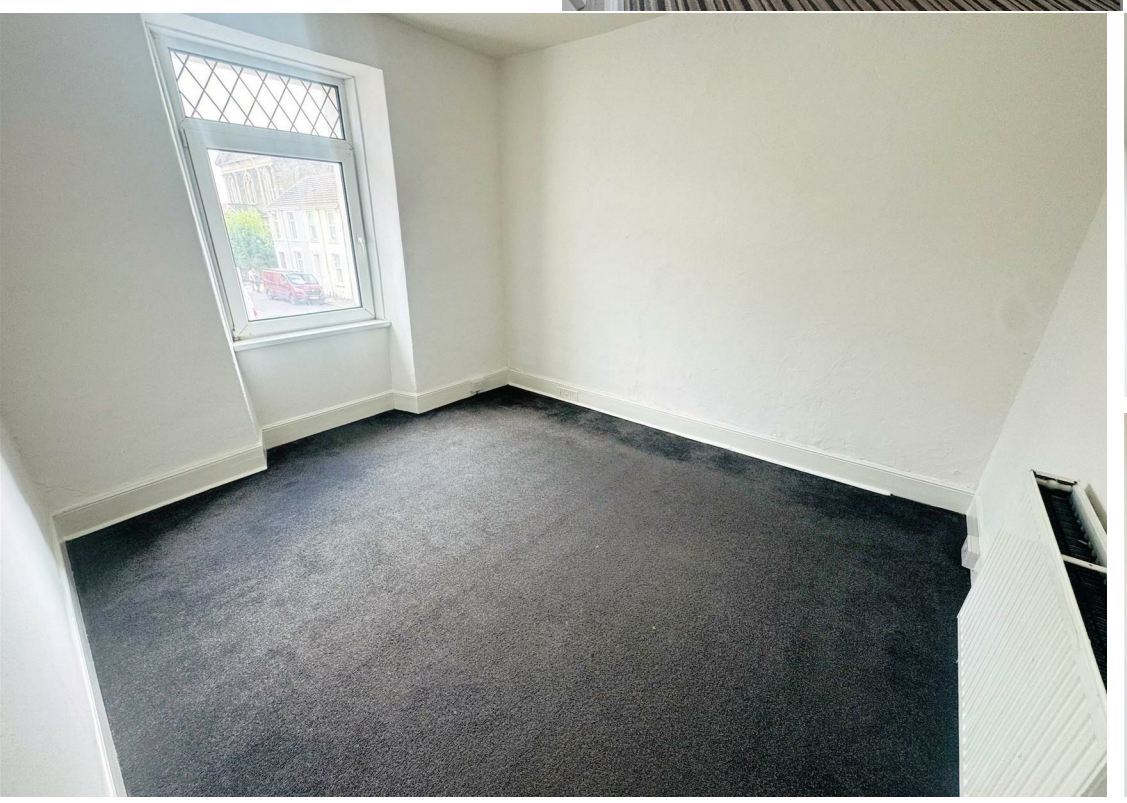
FIRST FLOOR

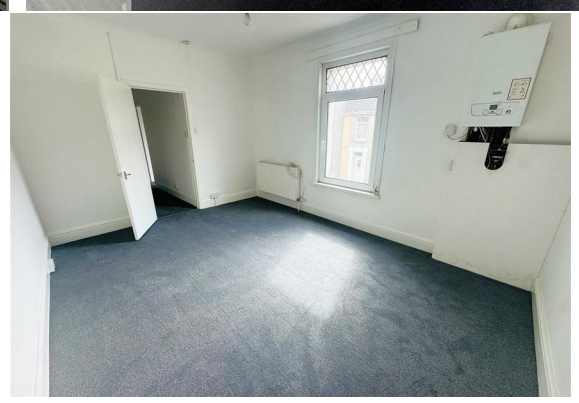
LANDING













BEDROOM ONE
14'4" x 10'10" (4.386 x 3.306)

BEDROOM TWO
10'4" x 11'5" (3.172 x 3.489)

BEDROOM THREE
12'3" x 9'0" (3.743 x 2.749)

BEDROOM FOUR
7'4" x 8'5" (2.247 x 2.568)

EXTERNAL

PARKING

COUNCIL TAX BAND = C

EPC = D

TENURE
Freehold

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





