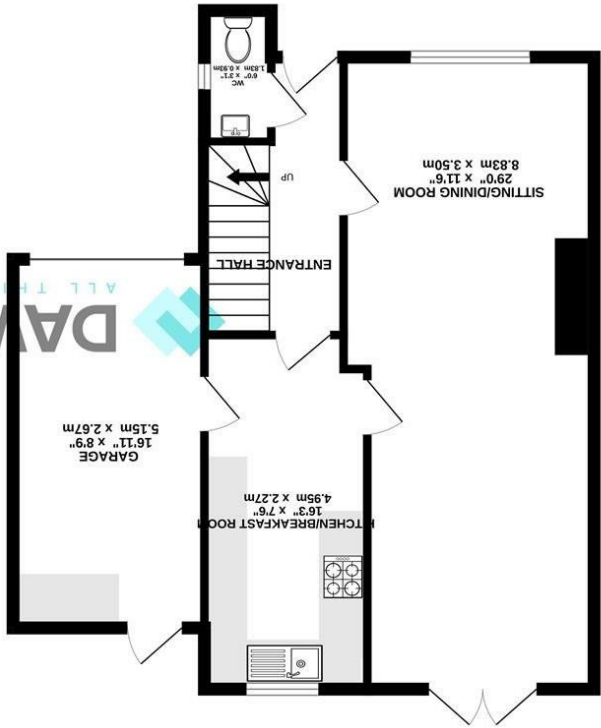
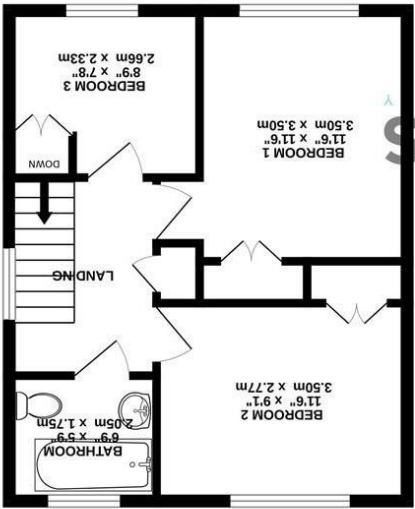


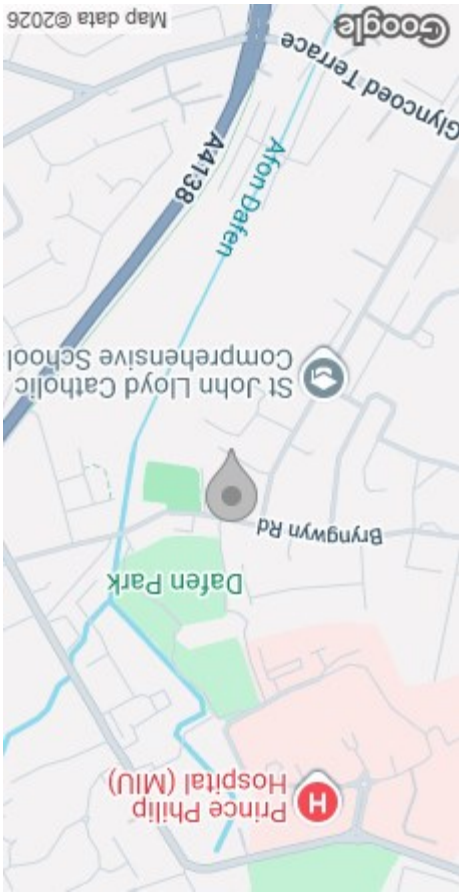
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

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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TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.



FLOOR PLAN



AREA MAP

GENERAL INFORMATION

Located in the sought-after area of Clos Cefn Brith on Havard Road, Llanelli, this charming link detached house presents a rare opportunity for discerning buyers. Properties in this desirable location seldom come to market, making this an exceptional find for families and individuals alike.

Upon entering, you are welcomed by a spacious hallway that leads to a well-appointed cloakroom. The heart of the home is the generous lounge and dining room, perfect for both relaxation and entertaining. The kitchen and breakfast room offer a delightful space for culinary pursuits, ensuring that family meals can be enjoyed in comfort.

The first floor boasts three well-proportioned bedrooms, providing ample space for rest and privacy. A family bathroom completes this level, catering to the needs of the household.

Externally, the property features a good-sized driveway, providing convenient off-road parking. The neat brick paved front garden adds to the home's curb appeal, while the enclosed private rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

This property is ideally situated close to local schools and amenities, making it a perfect choice for families. Viewing is essential to fully appreciate the prime location, overall size, and immaculate condition of this delightful home. Do not miss the chance to make this exceptional property your own.

FULL DESCRIPTION

Entrance hallway

Cloakroom  
6'0" x 3'0" (1.83 x 0.93)

Lounge/dining room  
28'11" x 11'5" (8.83 x 3.50)

Kitchen/breakfast room  
16'2" x 7'5" (4.95 x 2.27)

First floor landing

Bedroom 1  
11'5" x 11'5" (3.50 x 3.50)

Bedroom 2  
11'5" x 9'1" (3.50 x 2.77)

Bedroom 3  
8'8" x 7'7" (2.66 x 2.33)



Bathroom  
6'8" x 5'8" (2.05 x 1.75)

External

Front garden and driveway

Garage  
16'10" x 8'9" (5.15 x 2.67)

Enclosed rear garden

Tenure - Freehold

Council tax band - D

EPC - D

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

