

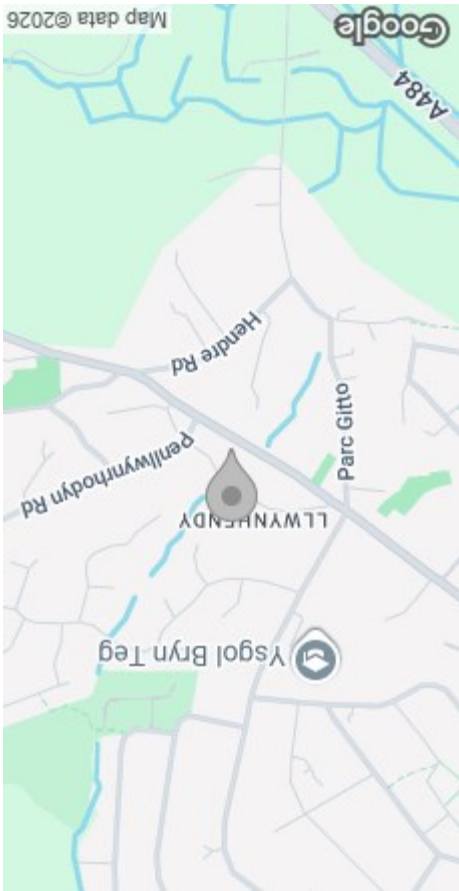
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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. 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 ©2025

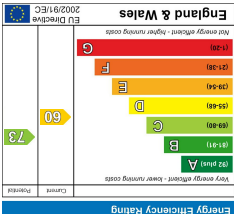


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

CASH BUYERS ONLY

Situated in Llwynhendy, Llanelli, this traditional semi-detached property has been a much-loved family home for many years and is now offered to the market, providing an opportunity for a new owner to bring their own ideas and vision to the property.

The house would benefit from a programme of updating and modernisation throughout and is likely to appeal to cash buyers, investors, developers or experienced renovators looking for a property they can thoughtfully transform into a comfortable and modern home.

The accommodation currently comprises an entrance hall, two reception rooms, kitchen/dining area and ground floor shower room. To the first floor are three bedrooms, offering well-proportioned accommodation and plenty of scope for improvement.

Externally, the property benefits from a front forecourt, driveway providing off-road parking and a level rear garden.

With its traditional character, established layout and generous outdoor space, the property offers considerable potential for a purchaser to modernise and personalise it while creating a home suited to their own needs. Any alterations or improvements would, of course, be subject to any necessary consents and approvals.

This is a property with a great deal of history and family connection, and it is hoped that its next owner will see the same potential and give it the care and attention needed to create a lovely home for the future.

FULL DESCRIPTION

Entrance Hallway

Sitting room
12'10" x 10'0" (3.930 x 3.053)

Rear Lounge
11'9" x 10'3" (3.585 x 3.137)

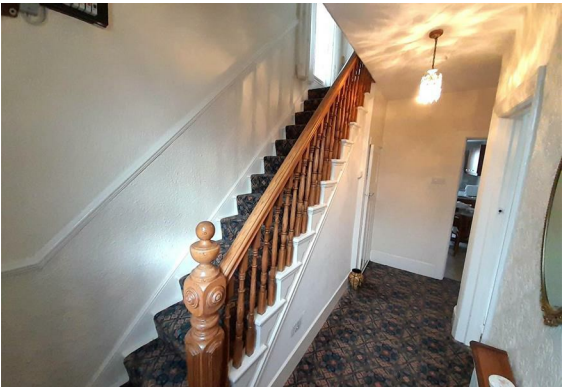
Kitchen/dining room
17'4" x 9'8" (5.308 x 2.958)

Lobby

Shower room

First floor

Landing



Bedroom 1
19'10" (max) x 15'0" (min) x 10'1" (6.067 (max) x 4.59 (min) x 3.075)

Bedroom 2
12'0" x 10'11" (3.681 x 3.331)

Bedroom 3
8'7" x 8'5" (2.639 x 2.590)

Front forecourt and Driveway

Rear garden

Council Tax band = B

EPC = D

Tenure - Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water
Broadband - Not currently at the property.
Mobile - Not currently at the property
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

