92 Maes Y Glo

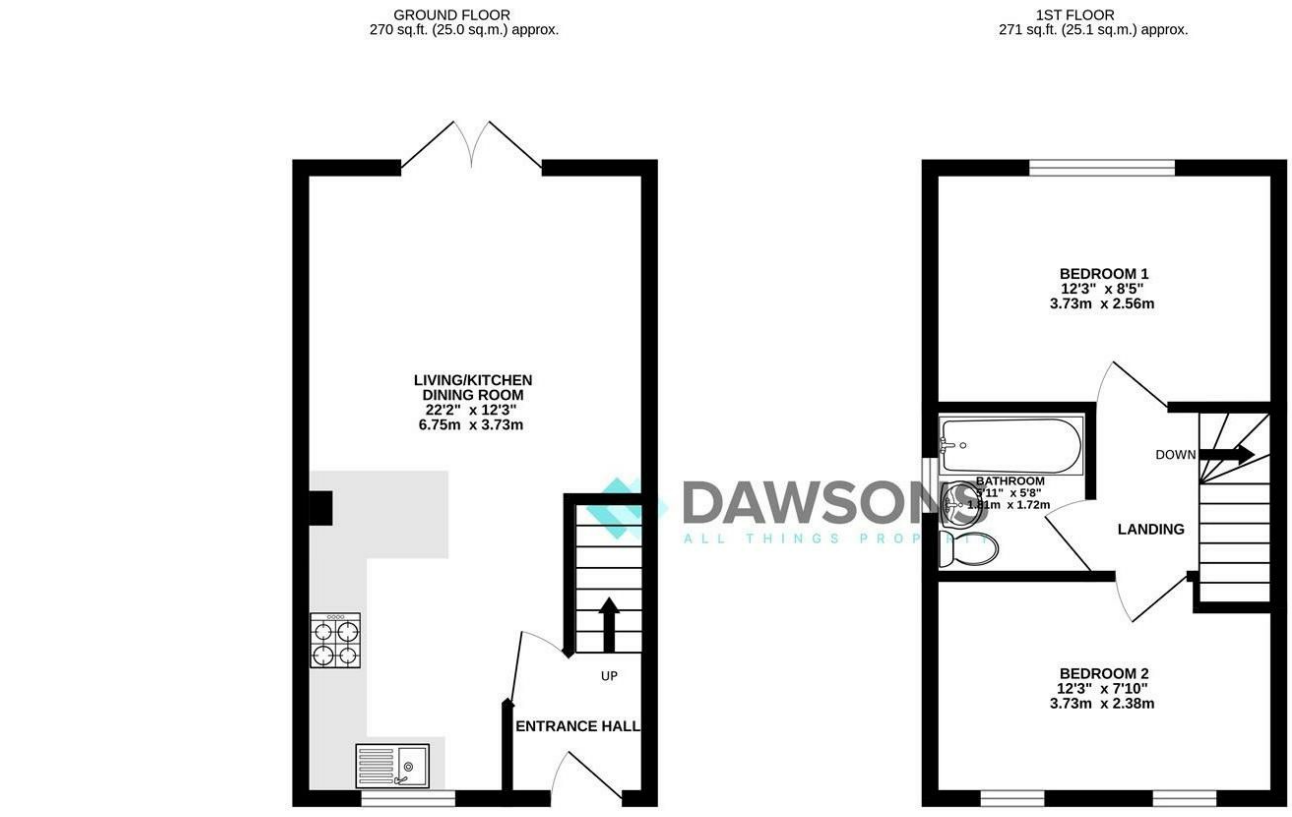
, Llanelli, SA14 9PZ

Asking Price £172,500

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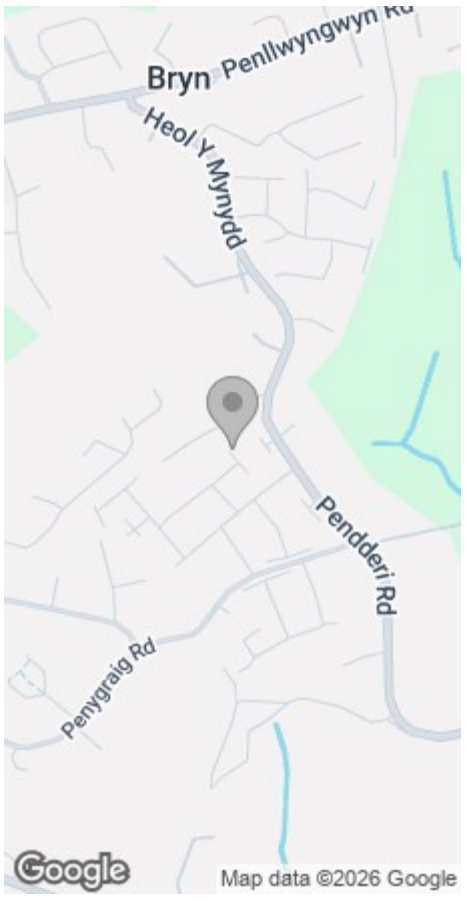
FLOOR PLAN



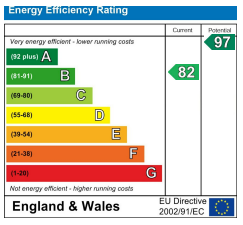
TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.

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

GENERAL INFORMATION

Located in the charming area of Maes Y Glo, Llanelli, this immaculate modern semi-detached home offers a delightful blend of comfort and style. Built in 2019, the property boasts a well-thought-out layout that is perfect for contemporary living.
Upon entering, you are greeted by a welcoming entrance hall that leads into an open-plan kitchen, dining, and lounge area. This space is bathed in natural light, thanks to the French doors that open out to a substantial and private garden, making it an ideal setting for both relaxation and entertaining. The garden is a standout feature of this home, providing ample outdoor space with front, side, and rear gardens, as well as driveway parking for two vehicles.
The first floor comprises two well-proportioned bedrooms, complemented by a family bathroom, ensuring that the home meets the needs of modern life.
Conveniently located, this property enjoys good links to local amenities, retail parks, and easy access to the M4, making it an excellent choice for commuters and families alike.
Viewing is essential to truly appreciate the excellent condition of this home, along with the privacy and space that the garden affords. This property is not just a house; it is a place where you can create lasting memories.

FULL DESCRIPTION

Ground Floor

Entrance Hallway

Kitchen/Lounge/Dining room
22'1" x 12'2" (6.75 x 3.73)

First floor

Landing

Bedroom 1
12'2" x 8'4" (3.73m x 2.56m)

Bedroom 2
12'2" x 7'9" (3.73m x 2.38m)

Family Bathroom
5'11" x 5'7" (1.81m x 1.72m)

External









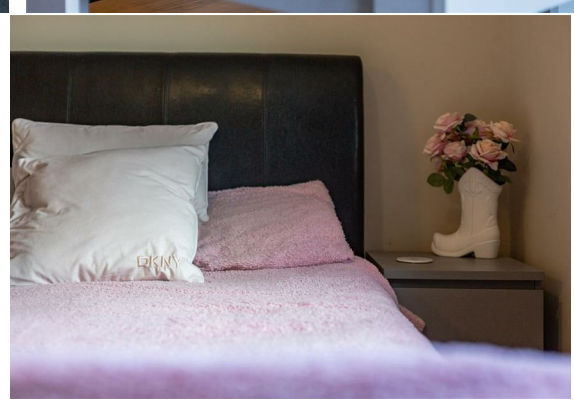




















Parking
Driveway

Front garden

Side garden

Rear garden

Council Tax Band = C

EPC = B

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is BT (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier - Three
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.