6 Myrtle Hill

Pwll, Llanelli, SA15 4BH

Offers Around £199,995

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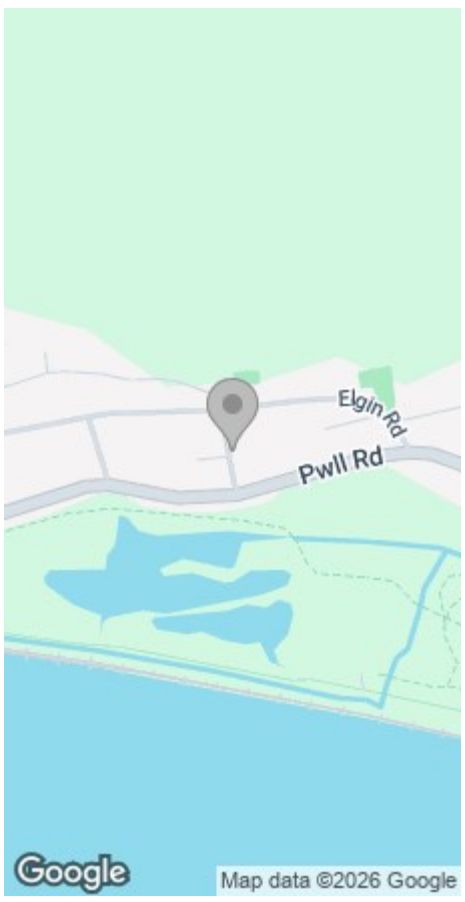
FLOOR PLAN



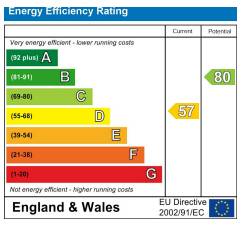
TOTAL FLOOR AREA : 1204 sq.ft. (111.8 sq.m.) approx.

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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GENERAL INFORMATION

Occupying an elevated position within the popular coastal village of Pwll, 6 Myrtle Hill is a spacious and versatile semi-detached home offering a wonderful opportunity to create a beautiful family residence in an enviable location. The property enjoys a particularly appealing outlook, with the first-floor balcony providing an elevated vantage point from which to appreciate the far-reaching views across Llanelli and towards the coast. The combination of the position, outlook and surrounding area is undoubtedly one of the property's key attractions.

Internally, the accommodation is generously proportioned and offers considerable flexibility to suit modern family life, with three bathrooms, a garage and a number of attractive original features adding character and individuality. While the property would benefit from some redecoration and updating, this provides an excellent opportunity for a new owner to introduce their own style and finish, while retaining the character and proportions of the existing home.

The location is particularly appealing for those looking to enjoy the coastal setting of Pwll, whilst remaining conveniently placed for the amenities and facilities of Llanelli and the surrounding area.







FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

PORCH

KITCHEN
19'8" x 9'11" (6.01m x 3.03m)

DOWNSTAIRS W.C.
7'3" x 2'11" (2.23m x 0.91m)

LIVING ROOM
15'5" x 13'10" (4.71m x 4.22m)

BEDROOM / STUDY
16'9" x 11'0" (5.12m x 3.36m)

EN SUITE
7'0" x 3'7" (2.15m x 1.10m)

FIRST FLOOR













LANDING

BEDROOM 1
15'4" x 10'7" (4.69m x 3.24m)

EN SUITE
10'7" x 8'4" (3.24m x 2.56m)

BALCONY
16'4" x 6'0" (4.99m x 1.83m)

BEDROOM 2
15'5 x 10'2 (4.70m x 3.10m)

BEDROOM 3
6'10 x 6'1 (2.08m x 1.85m)

BATHROOM
9'1" x 8'4" (2.77m x 2.56m)

EXTERNAL

Parking
Driveway. garage.

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

Tenure
Freehold

Council Tax band = C

EPC = D

ADDITIONAL INFORMATION
There are solar panels at the property.





