15 Heol Gwili

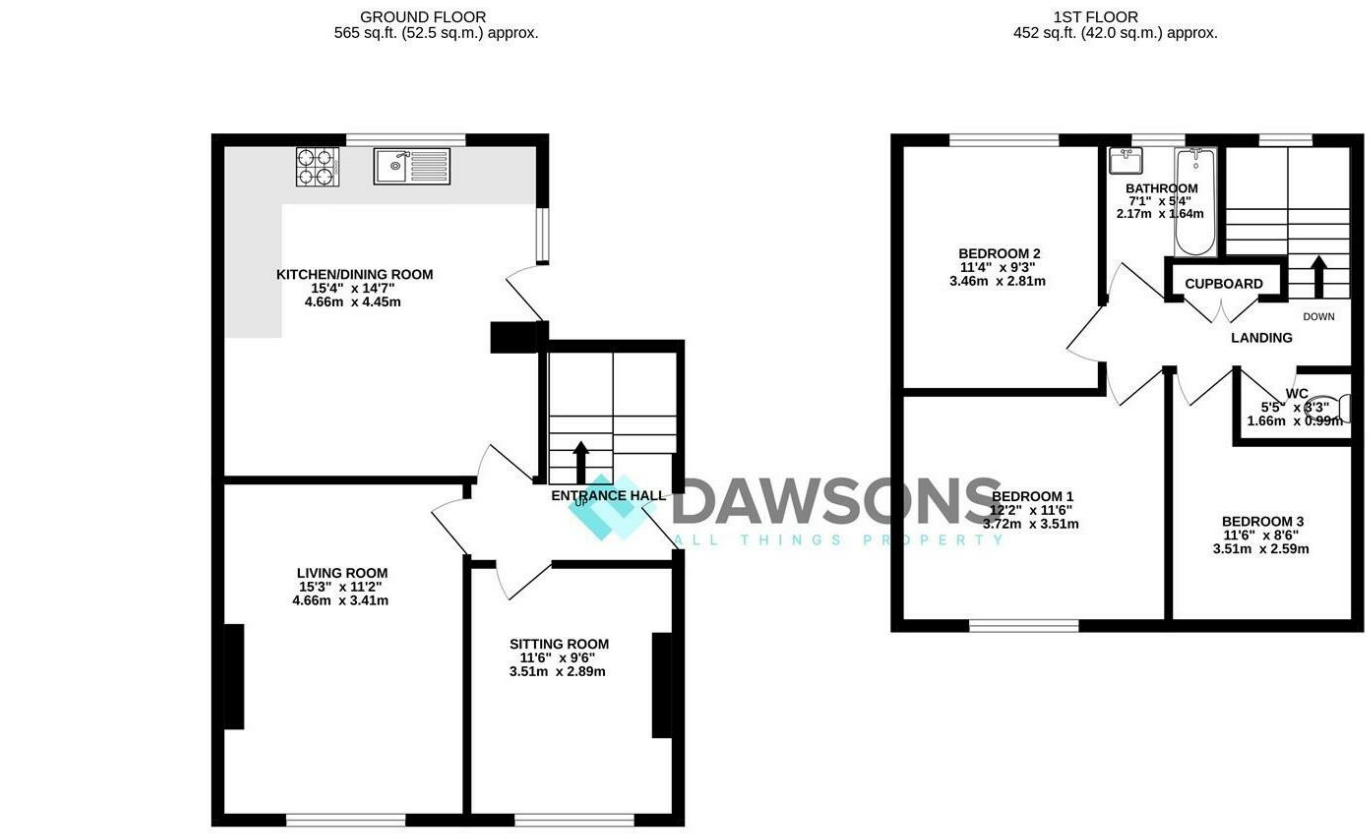
Llanelli, SA14 9HF

Offers Around £137,500

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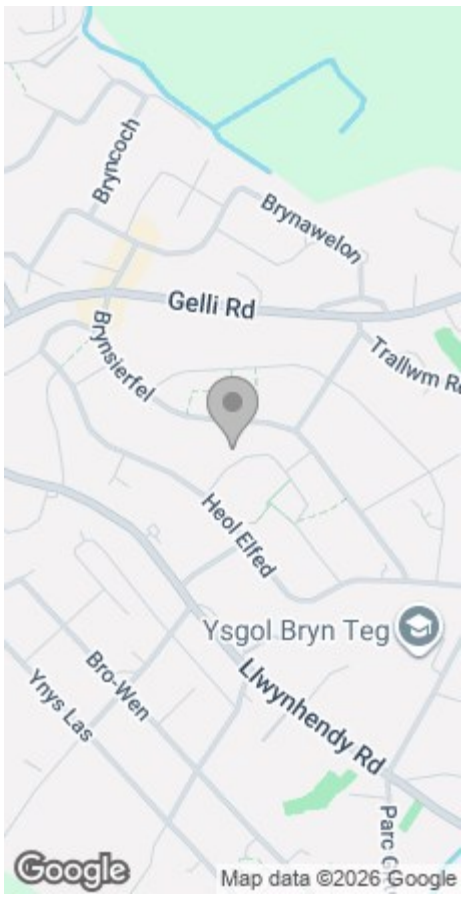
FLOOR PLAN



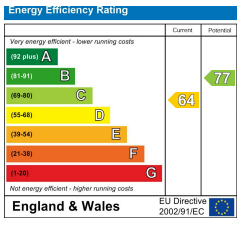
TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

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



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.

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GENERAL INFORMATION

This charming semi-detached house offers a warm and inviting home, with well-proportioned accommodation that is ideally suited to modern family living.
At the heart of the property is the kitchen with dining area — a welcoming space where family and friends can gather, enjoy meals and spend time together. Two separate reception rooms provide valuable flexibility, whether used as comfortable living spaces, a playroom, home office or entertaining areas.
Upstairs, the property offers three bedrooms, alongside a family bathroom and the added convenience of a separate WC.
Outside, the rear garden provides a pleasant private space. There is potential to create off road parking subject to CCC.
The location is another key feature, with schools and everyday amenities within easy reach, while excellent access to Llanelli and the surrounding areas makes this an appealing choice for families, commuters and those looking to enjoy all that the local area has to offer.
A lovely home offering space, versatility and a convenient setting — ready to welcome its next owners







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Sitting Room
11'6" x 9'5" (3.51m x 2.89m)

Living Room
15'3" x 11'2" (4.66m x 3.41m)

Kitchen with Dining Area
15'3" x 14'7" (4.66m x 4.45m)

First Floor

Landing

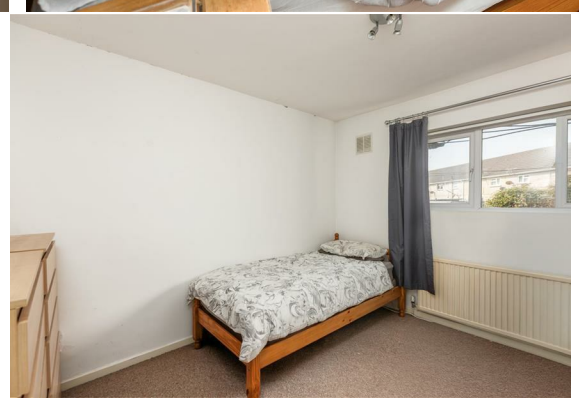
Bedroom 1
12'2" x 11'6" (3.72m x 3.51m)



















Bedroom 2
11'4" x 9'2" (3.46m x 2.81m)

Bedroom 3
11'6" x 8'5" (3.51m x 2.59)

Family Bathroom
7'1" x 5'4" (2.17m x 1.64m)

Separate WC

Parking
ON STREET

Council Tax Band = B

EPC = D

Tenure
Freehold

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