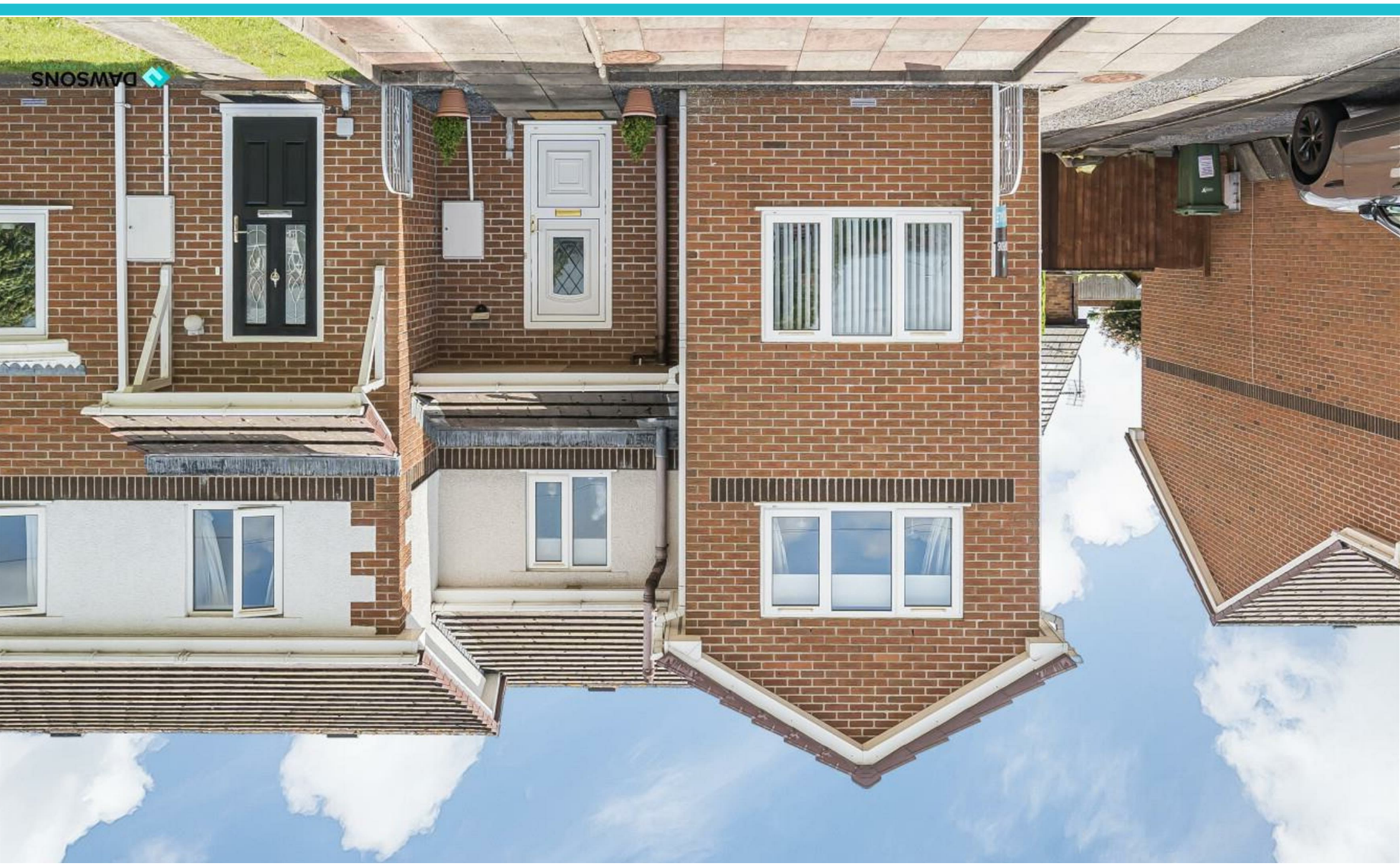
3 Llys Warner

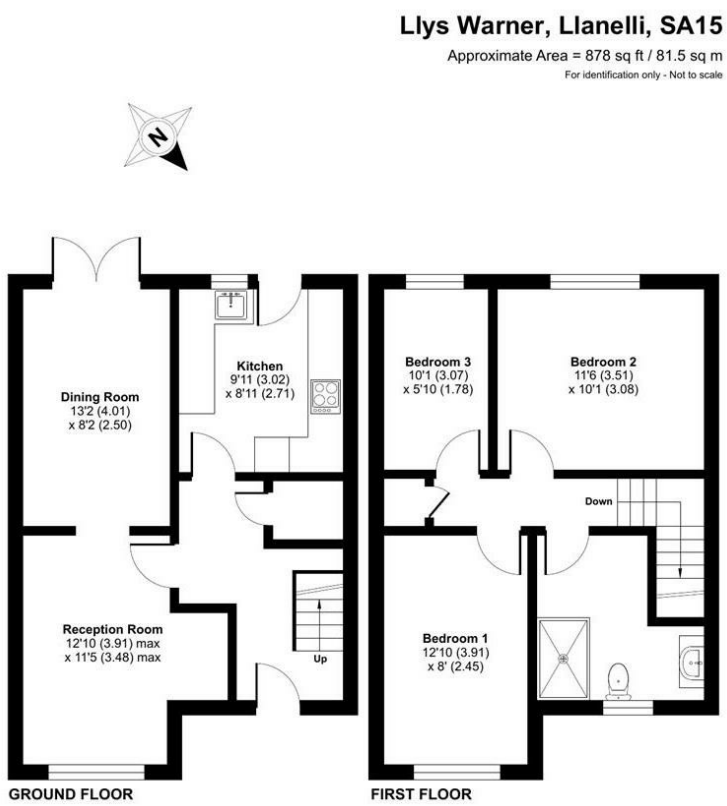
, Llanelli, SA15 3NQ

Asking Price £210,000

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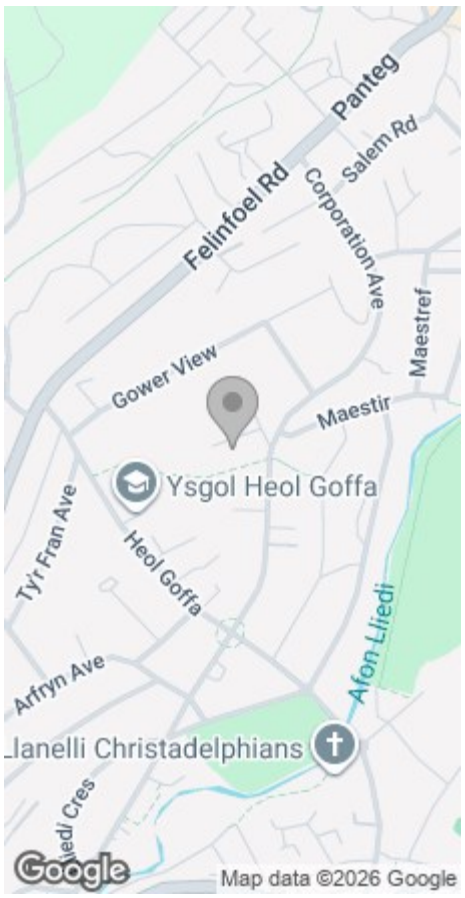


FLOOR PLAN

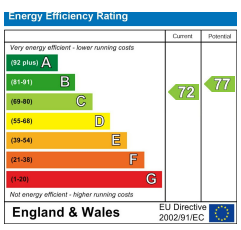


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Dawsons Property. REF: 1312475

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 stylish and rarely available three-bedroom semi-detached home offers the perfect blend of modern living and everyday convenience. Lovingly updated by its current owner, the property is move-in ready and ideal for families or professionals seeking comfort and accessibility.

Situated in a sought-after location, this home is within easy reach of highly regarded local schools, the town centre, a major retail park, and has excellent access to the M4—making commuting a breeze.

Inside, the property offers a bright, contemporary layout with an open-plan flow from the lounge through to the dining room and modern kitchen. Upstairs, you'll find two double bedrooms, a single bedroom, and shower room.

Outside, the home boasts a driveway with parking for up to three cars, offering both practicality and curb appeal. The rear garden is laid to patio and lawn with a handy storage shed.

Homes like this don't come to the market often—early viewing is highly recommended.

FULL DESCRIPTION

ENTRANCE

HALLWAY

RECEPTION ROOM
12'9" x 11'5" (3.91m x 3.48m)

DINING ROOM
13'1" x 8'2" (4.01m x 2.50m)

KITCHEN
9'10" x 8'10" (3.02m x 2.71m)

FIRST FLOOR

LANDING

BEDROOM ONE
12'9" x 8'0" (3.91m x 2.45m)

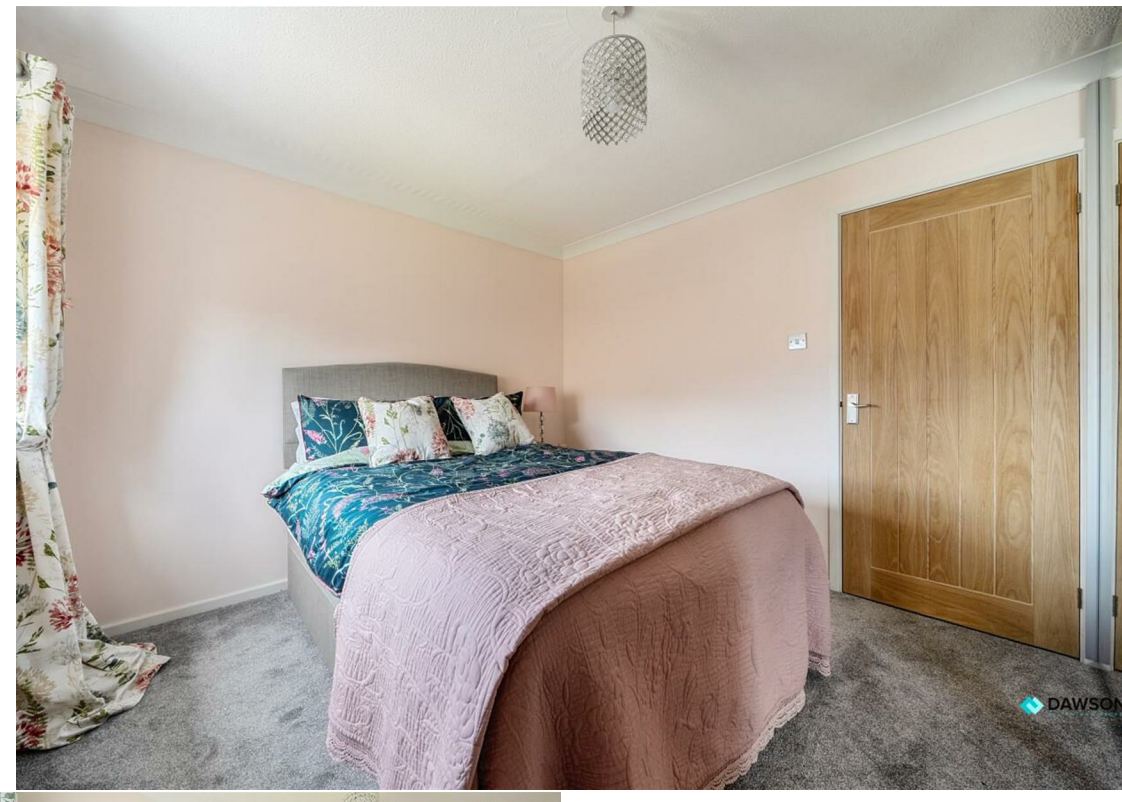
BEDROOM TWO
11'6" x 10'1" (3.51m x 3.08m)



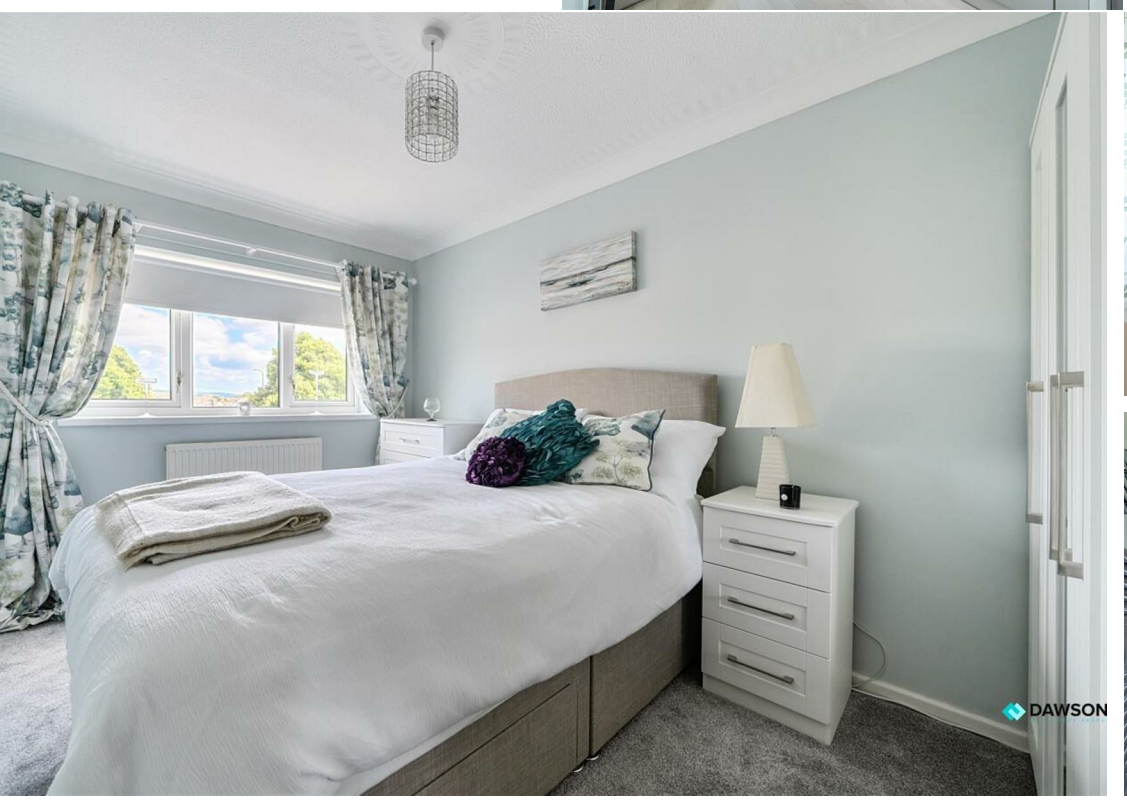
















BEDROOM THREE
10'0" x 5'10" (3.07m x 1.78m)

SHOWER ROOM

EXTERNAL

PARKING
Drive to Side with the potential to extend.

COUNCIL TAX BAND=D

EPC-C

TENURE
FREEHOLD

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - Not currently at the property.
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Talk Talk
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





