102 New Dock Road

Llanelli, SA15 2HE

Offers Around £155,000

3 | 1 | 1



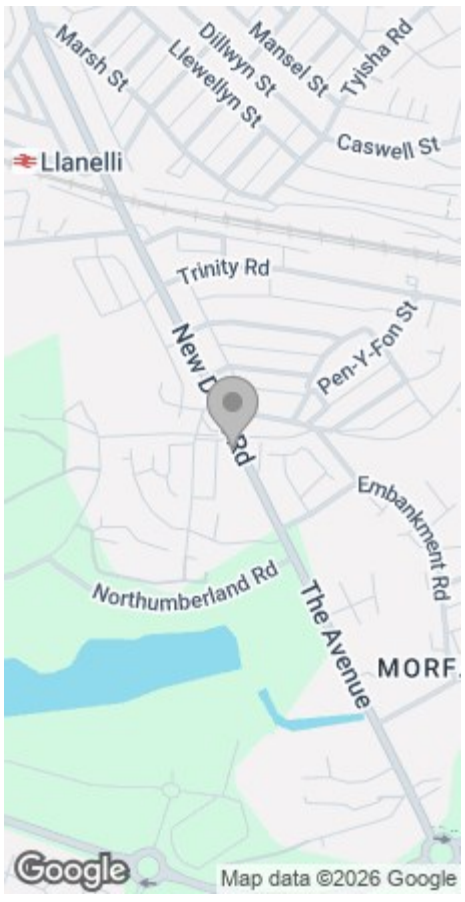
FLOOR PLAN



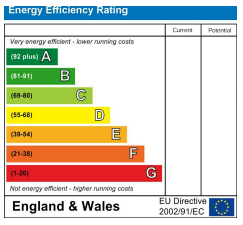
TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

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.
Made with Metropix ©2026

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.

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

The Property Ombudsman
Relocation agentnetwork
BEST AWARDS 2021 WINNER SALES
BEST AWARDS 2021 WINNER LETTINGS

GENERAL INFORMATION

Situated in a convenient location on New Dock Road, Llanelli, this well-maintained mid-terrace property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, families or investors.

The property benefits from two reception rooms, a separate dining room a ground-floor shower room, and separate WC, providing practical living space to suit a variety of needs. Externally, on-street parking is available.

Ideally positioned close to a range of local amenities and Llanelli railway station, the property is also within walking distance of the beach and the exciting new leisure development, offering excellent opportunities for recreation and leisure.

Offered to the market with no onward chain, this property presents a great opportunity for buyers looking for a well-maintained home in a convenient and accessible location.

Early viewing is highly recommended to appreciate the accommodation and location on offer.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room
11'11" x 11'6" (3.64m x 3.53m)

Sitting Room
12'7" x 10'6" (3.84m x 3.21m)

Dining Room
13'1" x 10'4" (3.99m x 3.17m)

Kitchen
11'1" x 10'4" (3.39m x 3.17m)

Rear Hallway













Family Bathroom with additional shower cubicle
9'4" x 7'7" (2.85m x 2.32m)

Separate W.C

First Floor

Bedroom 1
13'8" x 11'5" (4.18m x 3.50m)

Bedroom 2
11'4" x 8'11" (3.47m x 2.72m)

Bedroom 3
13'5" x 9'6" (4.10m x 2.90m)

Parking

Council Tax Band = C

EPC = TBC

Tenure

Services
Heating System -
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





