259 Stryd Bennett

, Llanelli, SA15 4DQ

Asking Price £166,000

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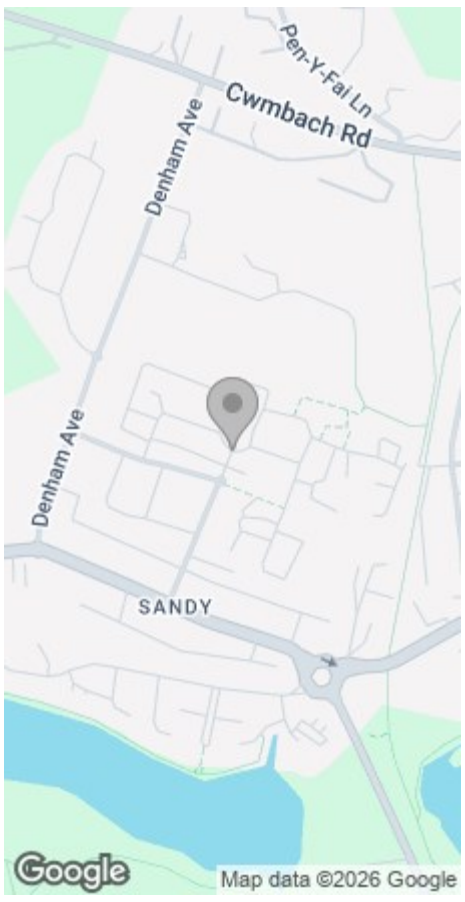


FLOOR PLAN

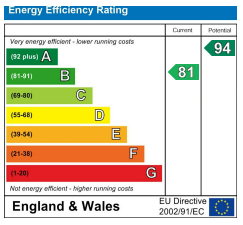


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Sitting in a quiet spot on the historic development of Stryd Bennett, Llanelli, this charming semi-detached house offers a unique opportunity for those in search of a comfortable and well-presented home. The property is situated on the former Scarlets playing fields, a site steeped in local heritage, which adds to its appeal.
Upon entering, you are welcomed by a welcoming hallway leading to a spacious reception room that radiates warmth and character, enhanced by patio doors that open onto a delightful low-maintenance garden. This outdoor space is perfect for enjoying the fresh air or hosting gatherings during the warmer months. The house features two inviting bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.
The well-equipped kitchen provides a functional area for all your culinary needs, while the family bathroom located upstairs ensures convenience for all residents. Additionally, a separate WC on the ground floor adds to the practicality of the layout, catering to the needs of modern living.
Parking is hassle-free with space for two vehicles on the driveway to the side of property which has the added bonus of a decked seating area at the rear making it easy for you and your guests. The location is particularly advantageous, being close to local amenities and the scenic coastal path, perfect for leisurely walks or outdoor activities.
This semi-detached home is ready for you to move in, offering a







FULL DESCRIPTION

Entrance Hallway

Ground floor w/c
6'2" x 3'1" (1.90 x 0.94)

Kitchen
8'10" x 6'2" (2.701 x 1.9)

Lounge/dining room
13'4" x 12'10" (4.066 x 3.925)

First floor

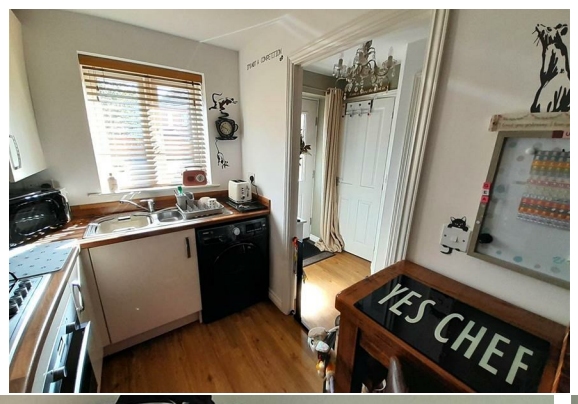
Landing

Bedroom 1
12'10"(into wardrobe recess)x11'4" (3.928(into wardrobe recess)x3.466)

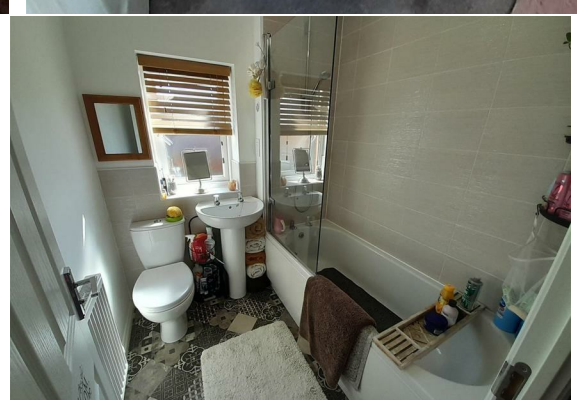
Bedroom 2
10'10" x 6'6" (3.319 x 2.000)













Bathroom
6'9" x 6'2" (2.07 x 1.88)

External

Front paved open forecourt

Enclosed rear garden

Parking
Driveway to side with decking to the rear

EPC = B

Council tax band = C

Tenure
Freehold

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

