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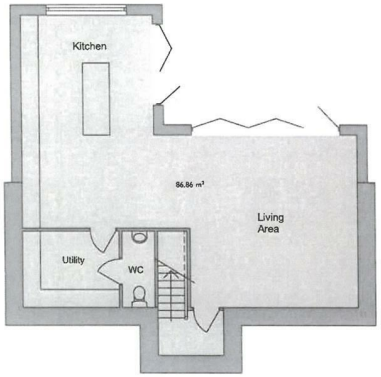
Plot 4 Heol Caegwyn, Drefach, Llanelli, SA14 7BB

Asking Price £250,000

- Unfinished project
- Can be finished as desired
- Open-plan living opening to garden
- Adaptable accommodation
- Three levels
- Potential for four bedrooms with ensuites
- Large, spacious accomodation
- Bi-fold doors
- Total internal area of approximately 222sq m (2394 sq ft)

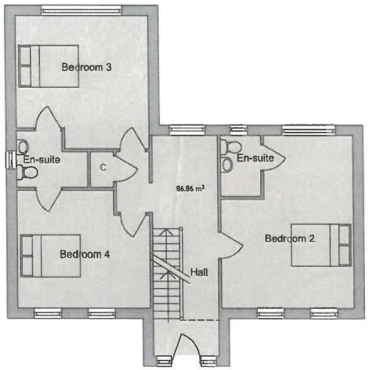
Unit A, Meridian Bay, Swansea, SA1 1PG
01792 653100

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https://www.dawsonsproperty.co.uk

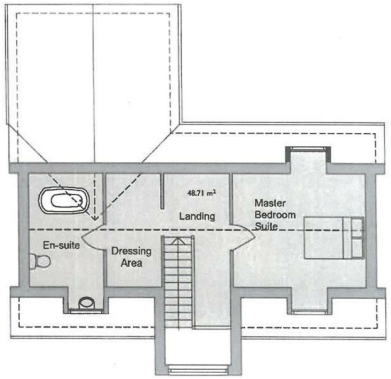


Lower Ground Floor Plan

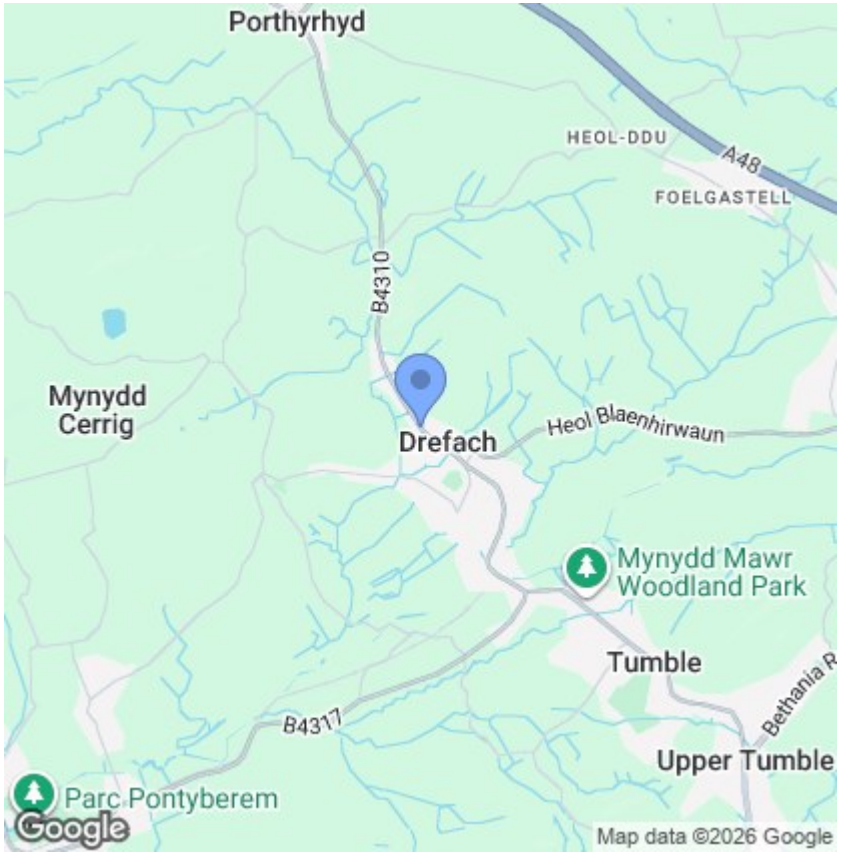
Total GIFA = 222.43m² (2394.21 sq ft)



Ground Floor Plan - Option B



First Floor Plan



Description

Lower Ground Floor (approx. 87 sq m): Spacious open-plan living and dining area with kitchen space, separate utility room and WC.
Ground Floor (approx. 87 sq m): Three well-proportioned bedrooms, including one with a private ensuite, and a 'Jack and Jill' ensuite shared between the remaining two bedrooms.
First Floor (approx. 49 sq m): A luxurious master suite complete with dressing area and ensuite bathroom. This suggested configuration offers excellent family accommodation but can be adapted internally to suit individual requirements.
Situated in Drefach, Llanelli, the property enjoys close proximity to excellent road links, with Crosshands just a short drive away, providing access to the A48 and M4 corridor for commuting further afield. Local amenities, schools, and countryside walks are also within easy reach, making this both a convenient and attractive location. Planning app no. PL/02997. www.carmarthahire.gov. wales (refers to entire development).

Please note: The first two images are CGI representations of the finished property. The subsequent photographs show the building in its current condition. The floorplan depicts intended layout but internal layout can be adapted.

Directions

POSTCODE FOR SATNAV; SA14 7BB

Viewings

Viewings by arrangement only.
Call 01792 653100 to make an appointment.

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