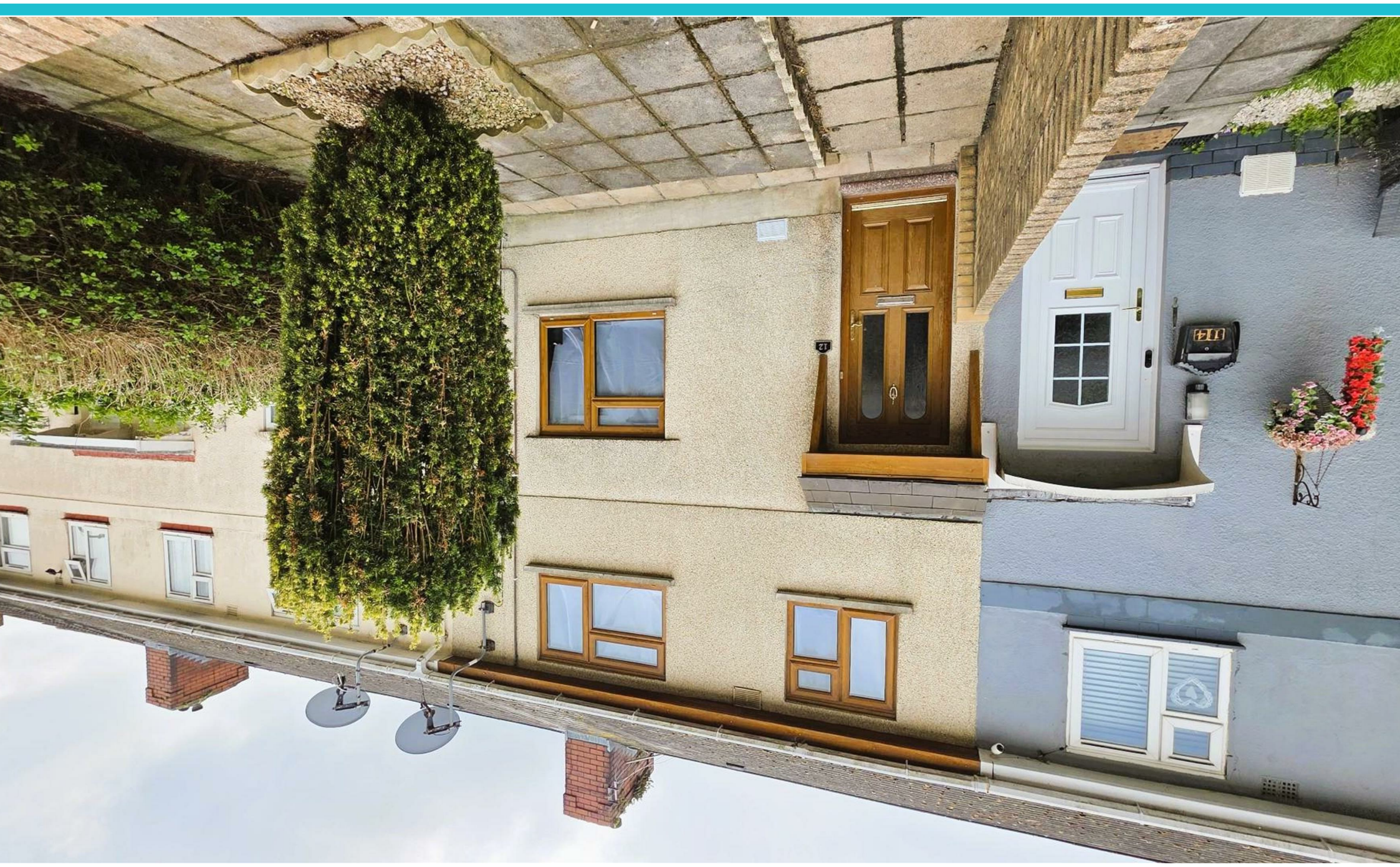
12 Bond Avenue

Llanelli, SA15 1RG

Offers Around £120,000

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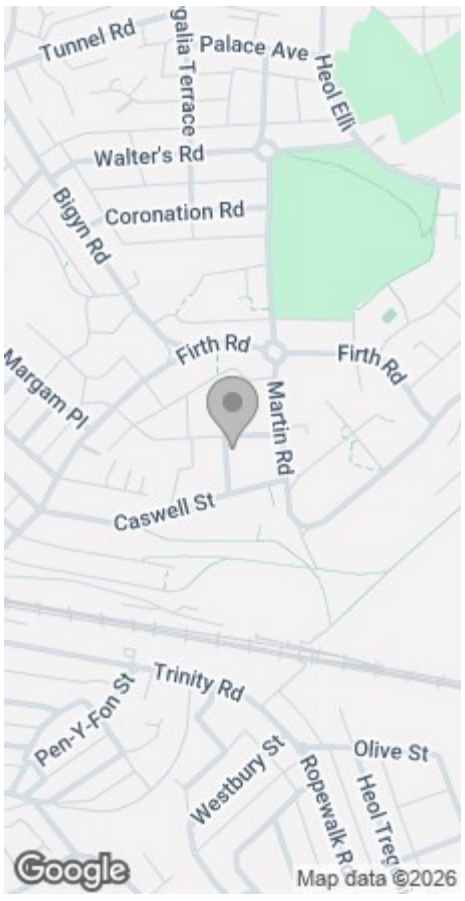


FLOOR PLAN

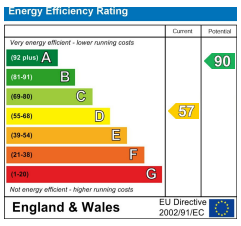


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

GENERAL INFORMATION

This mid-terrace home offers an excellent opportunity for first-time buyers, families, or investors alike. Conveniently situated within walking distance to local amenities and well-regarded schools, the property combines practical living space.

The accommodation briefly comprises a welcoming living area, a fitted kitchen, and a conservatory overlooking the rear garden, providing additional versatile living space.

Upstairs, the property benefits from three well-proportioned bedrooms and a modern family bathroom, ideal for growing families.

Externally, the property boasts a low-maintenance rear garden, perfect for relaxing or entertaining with minimal upkeep required.

Offered to the market with no onward chain, this home ensures a smooth and straightforward purchase process.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

LOUNGE
13'8" x 11'10" (4.17m x 3.62m)

KITCHEN WITH DINING AREA
12'4" x 10'0" (3.76m x 3.07m)

CONSERVATORY
12'4" x 4'5" (3.76m x 1.36m)

FIRST FLOOR

LANDING

BEDROOM ONE
10'4" x 10'3" (3.17m x 3.14m)

BEDROOM TWO
11'8" x 9'2" (3.57m x 2.80m)



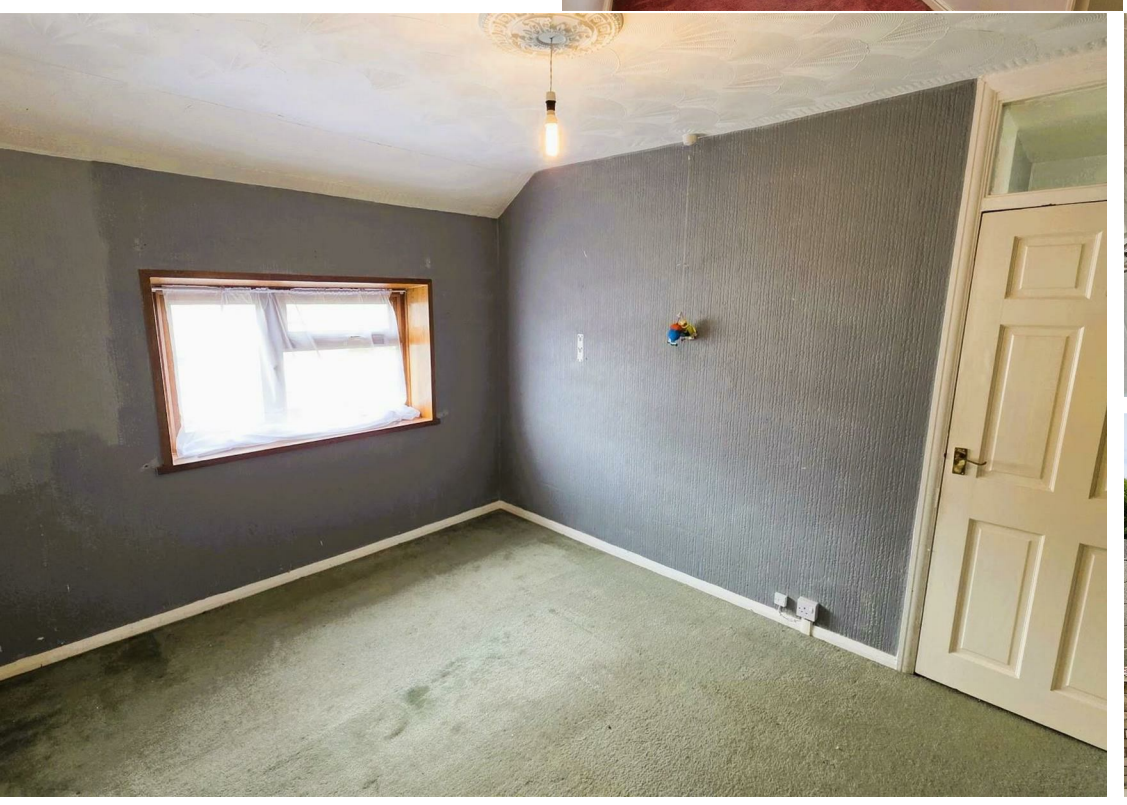
















BEDROOM THREE
9'4" x 6'0" (2.87m x 1.83)

FAMILY BATHROOM

EXTERNAL

PARKING
On Road Parking

COUNCIL TAX BAND = B

EPC-D

TENURE
FREEHOLD

SERVICES
Heating System - Gas
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

