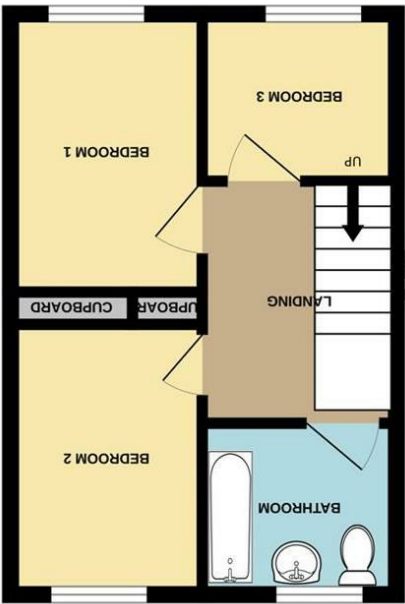


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

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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TOTAL FLOOR AREA : 607 sq. ft. (56.4 sq.m.) approx.

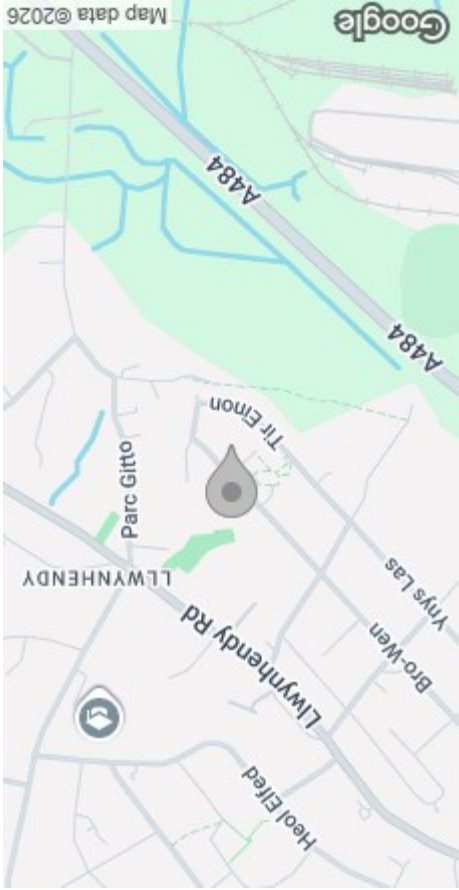


1ST FLOOR
266 sq. ft. (24.7 sq.m.) approx.



GROUND FLOOR
341 sq. ft. (31.7 sq.m.) approx.

FLOOR PLAN



AREA MAP



15 Tir Eion
, Llanelli, SA14 9DF
Offers Around £135,000



GENERAL INFORMATION

Situated on a development of similar properties, this three bedroom property is ideal for first time buyers. The good size living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests, while the spacious kitchen diner is designed for both functionality and social gatherings. One of the standout features of this home is the wrap-around garden, which offers ample outdoor space for gardening, play, or simply enjoying the fresh air. The addition of a conservatory enhances the living space, allowing for year-round enjoyment of the garden views. Parking is a breeze with plenty of options available nearby, ensuring that you and your guests will never be short of space. With its excellent amenities and transport links, this semi-detached house is a must-see for anyone looking to settle in this lovely area.

FULL DESCRIPTION

Entrance

Ground Floor

Lounge/Diner
14'8" x 15'3" (4.48 x 4.67)

Kitchen
15'9" x 8'9" (4.82 x 2.68)

Conservatory
9'9" x 12'1" (2.98 x 3.7)

First Floor

Landing

Bedroom 1
13'10" x 9'6" (4.22 x 2.91)

Bedroom 2
9'6" x 12'4" (2.92 x 3.78)



Bedroom 3
10'9" x 5'11" (3.28 x 1.82)

Bathroom
6'11" x 5'5" (2.13 x 1.67)

External

Parking
On street residential parking to the rear of the property.

Council Tax Band = B

Tenure
FREEHOLD

EPC = D

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is U Fibre (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Libra
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

