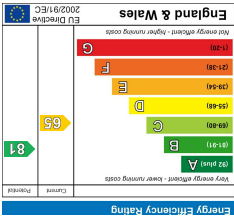


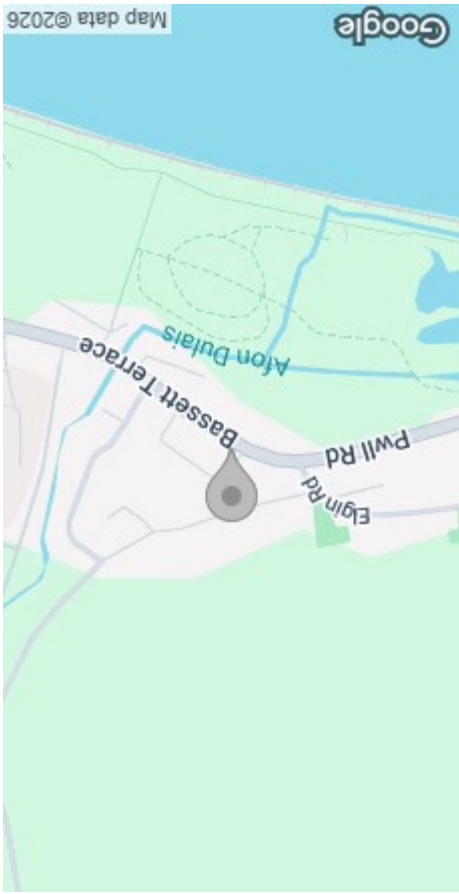


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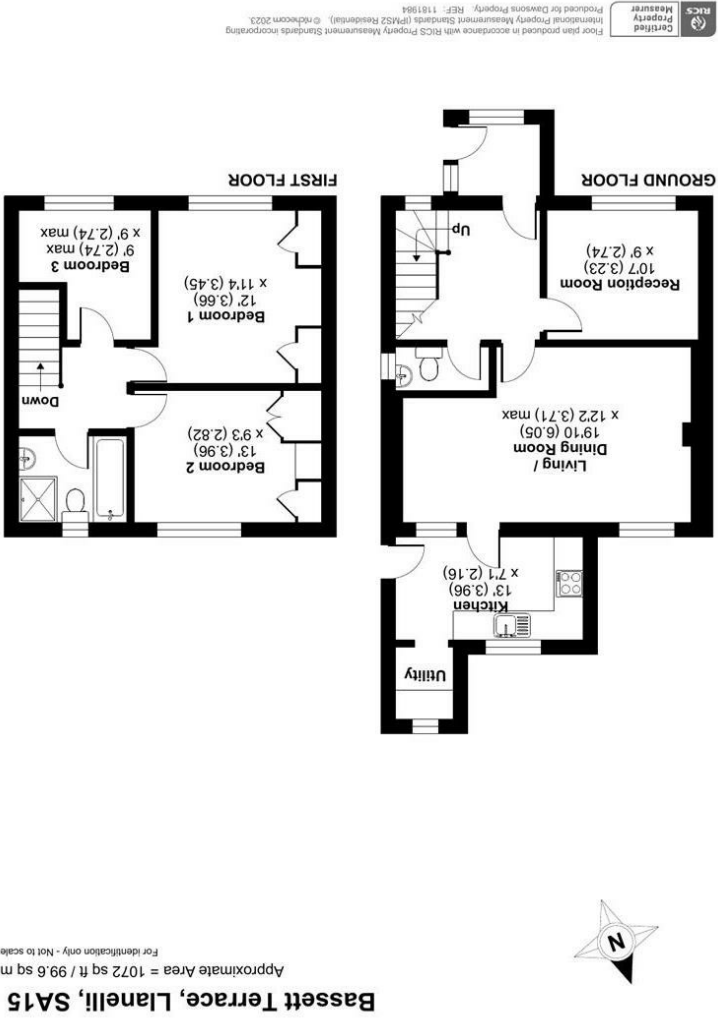
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



28 Bassett Terrace
Pwll, Llanelli, SA15 4DY
Offers Around £175,000



GENERAL INFORMATION

Nestled in the charming village of Pwll, near the picturesque south Wales coast, this semi-detached house on Bassett Terrace.

As you step inside, you'll be greeted by a spacious hallway, leading to the study/snug, convenient WC. Through the hallway you will enter the living room with a dining area, perfect for entertaining guests or enjoying family meals together. The kitchen comes with a convenient utility area.

One of the highlights of this property is the private rear garden, complete with mature shrubs, trees, and even a vegetable patch. Imagine spending sunny afternoons relaxing in this tranquil outdoor space, surrounded by nature's beauty. Additionally, a garage provides ample storage space for your belongings.

Conveniently located within walking distance of the beach, you can enjoy leisurely strolls along the coast whenever you please. Whether you're looking for a permanent residence or a holiday retreat, this property offers the best of both worlds – a peaceful village setting with the beach just a stone's throw away.

FULL DESCRIPTION

- PORCH
- ENTRANCE HALL
- CLOAKROOM
- RECEPTION ROOM 1
10'7" x 8'11" (3.23 x 2.74)
- LOUNGE/DINING ROOM
19'10" x 12'2" max (6.05 x 3.71 max)
- KITCHEN
12'11" x 7'1" (3.96 x 2.16)
- UTILITY ROOM
- FIRST FLOOR
- LANDING



- BEDROOM 1
12'0" x 11'3" (3.66 x 3.45)
- BEDROOM 2
12'11" x 9'3" (3.96 x 2.82)
- BEDROOM 3
8'11" x 8'11" (2.74 x 2.74)

- FAMILY BATHROOM
- EXTERNAL

- FRONT FORECOURT
- REAR GARDEN

- PARKING
Garage and on street

COUNCIL TAX BAND = C

EPC = D

- TENURE
Freehold

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
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

