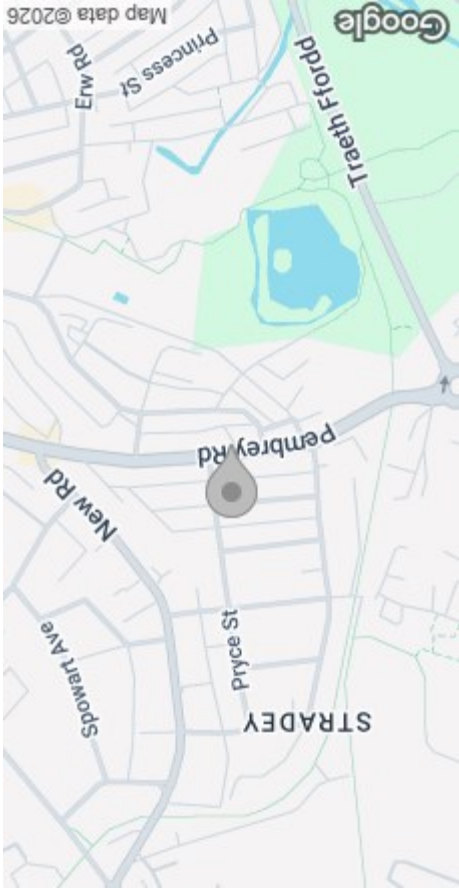


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



AREA MAP



FLOOR PLAN



59 Pembrey Road
, Llanelli, SA15 3BL
Asking Price £185,000



GENERAL INFORMATION

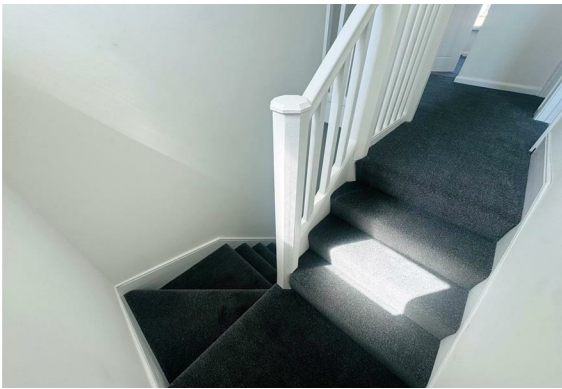
Beautifully renovated throughout, this home has been thoughtfully transformed to create a stylish and practical layout designed to enhance modern everyday living. The property has been upgraded and offers a perfect blend of contemporary finishes and comfortable family accommodation. The reconfigured layout provides bright, spacious living areas that flow effortlessly, making the home ideal for both relaxing and entertaining.

Perfectly positioned within walking distance of the town centre, the property enjoys easy access to a wide range of local shops, cafés, schools, and amenities. It is also just a short stroll from the ever-popular Sandy Water Park, offering beautiful lakeside walks, leisure facilities, and an ideal setting for outdoor recreation.

This is a fantastic opportunity to acquire a move-in-ready home in a highly convenient and sought-after location

FULL DESCRIPTION

- Entrance
- Hallway
- Living/Dining Room
16'0" x 21'1" (4.885 x 6.441)
- Kitchen
16'1" x 8'2" (4.920 x 2.503)
- Bathroom
6'11" x 8'2" (2.117 x 2.503)
- First Floor
- Landing
- Bedroom One
10'0" x 10'10" (3.059 x 3.325)
- Bedroom Two
9'4" x 10'9" (2.854 x 3.283)



Bedroom Three
11'5" x 10'9" (3.5m x 3.3m)

External

Parking
Garage to rear of garden

EPC =D

Council Tax Band = B

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

