

GENERAL INFORMATION

Situated in the popular area of Llanelli, this recently updated three-bedroom home is within walking distance of the town centre and offers easy access to the sandy water park and surrounding amenities.

Ready to move into, the property provides spacious and versatile accommodation comprising three bedrooms, two reception rooms, a well-appointed kitchen with dining area, and a low-maintenance rear garden. The property also benefits from a garage, providing useful additional storage or parking.

An ideal home for families or first-time buyers, this property combines convenient town-centre living with comfortable, modern accommodation and excellent access to local amenities and leisure facilities.

FULL DESCRIPTION

ENTRANCE

HALLWAY

RECEPTION ROOM
24'11" x 13'2" (7.60m x 4.03m)

DINNING ROOM
14'7" x 12'9" (4.47m x 3.89m)

KITCHEN
14'2" x 12'9" (4.34m x 3.89m)

WC

FIRST FLOOR

SPLIT LEVEL LANDING

BEDROOM ONE
15'10x 10'7 (4.83mx 3.23m)



BEDROOM TWO
12'3" x 10'0" (3.75m x 3.05m)

BEDROOM THREE
10'4" x 8'9" (3.17m x 2.68m)

EXTERNAL

GARAGE
14'7" x 11'1" (4.47m x 3.40m)

COUNCIL TAX B AND- C

EPC-C

SERVICES

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

