62 Ffordd Y Meillion

, Llanelli, SA15 2EX

Asking Price £350,000

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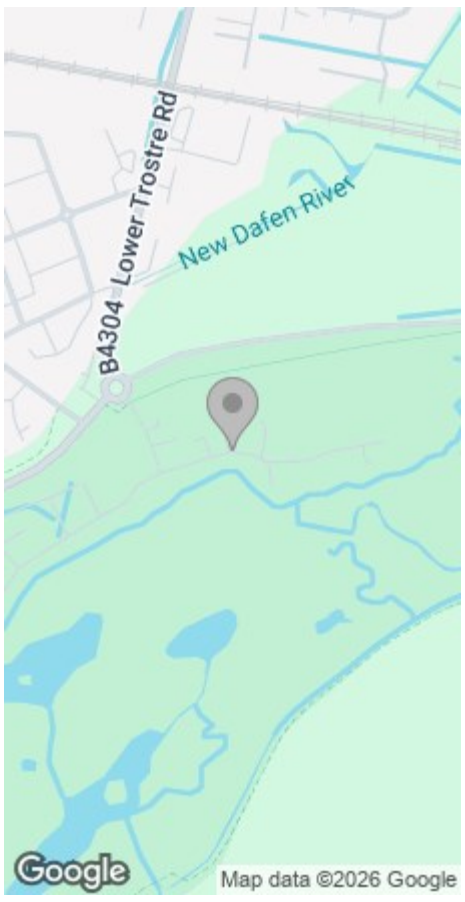


FLOOR PLAN

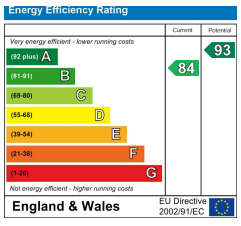


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

GENERAL INFORMATION

Nestled in a tranquil corner of Ffordd Y Meillion, Llanelli, this delightful detached house presents an exceptional opportunity for those in search of a comfortable family abode. Constructed between 2010 and 2019, the property boasts a modern design and meticulous upkeep, seamlessly combining style with practicality.

With four generously sized bedrooms, this home is perfectly suited for a growing family or anyone desiring additional space. The master bedroom is particularly inviting, featuring an en-suite bathroom that adds a touch of luxury to your everyday life. The main lounge serves as a wonderful retreat for relaxation after a busy day, while the kitchen/dining room is ideal for family meals and entertaining guests. The utility room adds further convenience, and the French doors lead to a larger-than-average rear garden, where the vendors have ingeniously installed drop-down fencing to enhance the views.

Convenience is at your doorstep, as the property is located near Trostre Retail Park, offering a diverse selection of shops, restaurants, and essential amenities just a short distance away. For those who appreciate the outdoors, the nearby cycle path provides a splendid opportunity for leisurely rides or evening strolls, allowing you to enjoy the fresh air and picturesque surroundings.

Parking is hassle-free with space for two vehicles, making this home







FULL DESCRIPTION

HALLWAY

LOUNGE
12'11 x 12'2 (3.94m x 3.71m)



CLOAKROOM
5'5 x 3 (1.65m x 0.91m)

KITCHEN/DINER
18' x 9'4 (5.49m x 2.84m)

UTILITY ROOM
7'6 x 5'4 (2.29m x 1.63m)

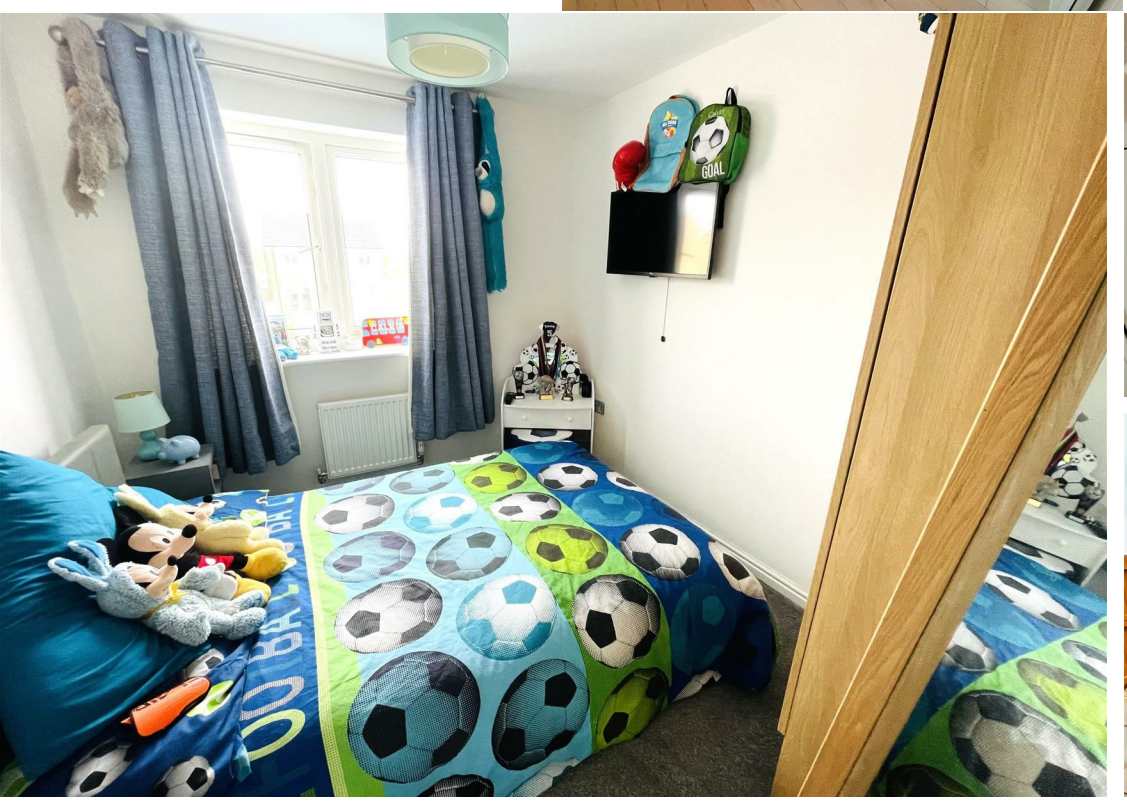
FIRST FLOOR

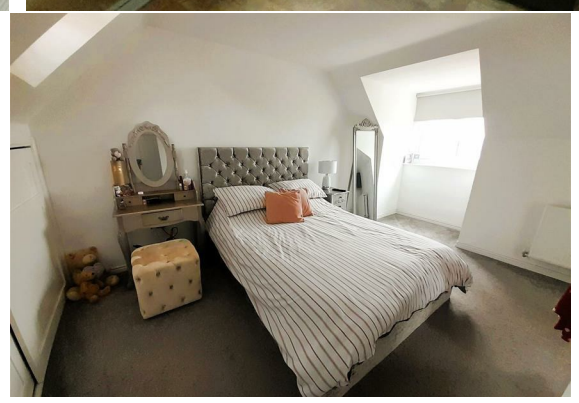
LANDING

BEDROOM TWO
12'11 x 10'7 (3.94m x 3.23m)









EN-SUITE
5'10 x 5'10 (1.78m x 1.78m)

BEDROOM THREE
9'6 x 9'4 (2.90m x 2.84m)

BEDROOM FOUR
9'4 x 8'2 (2.84m x 2.49m)

SECOND FLOOR

MASTER BEDROOM
16'4 x 11'3 (4.98m x 3.43m)



EN-SUITE
5' x 6'5 (1.52m x 1.96m)

EXTERNALLY

GARDEN





