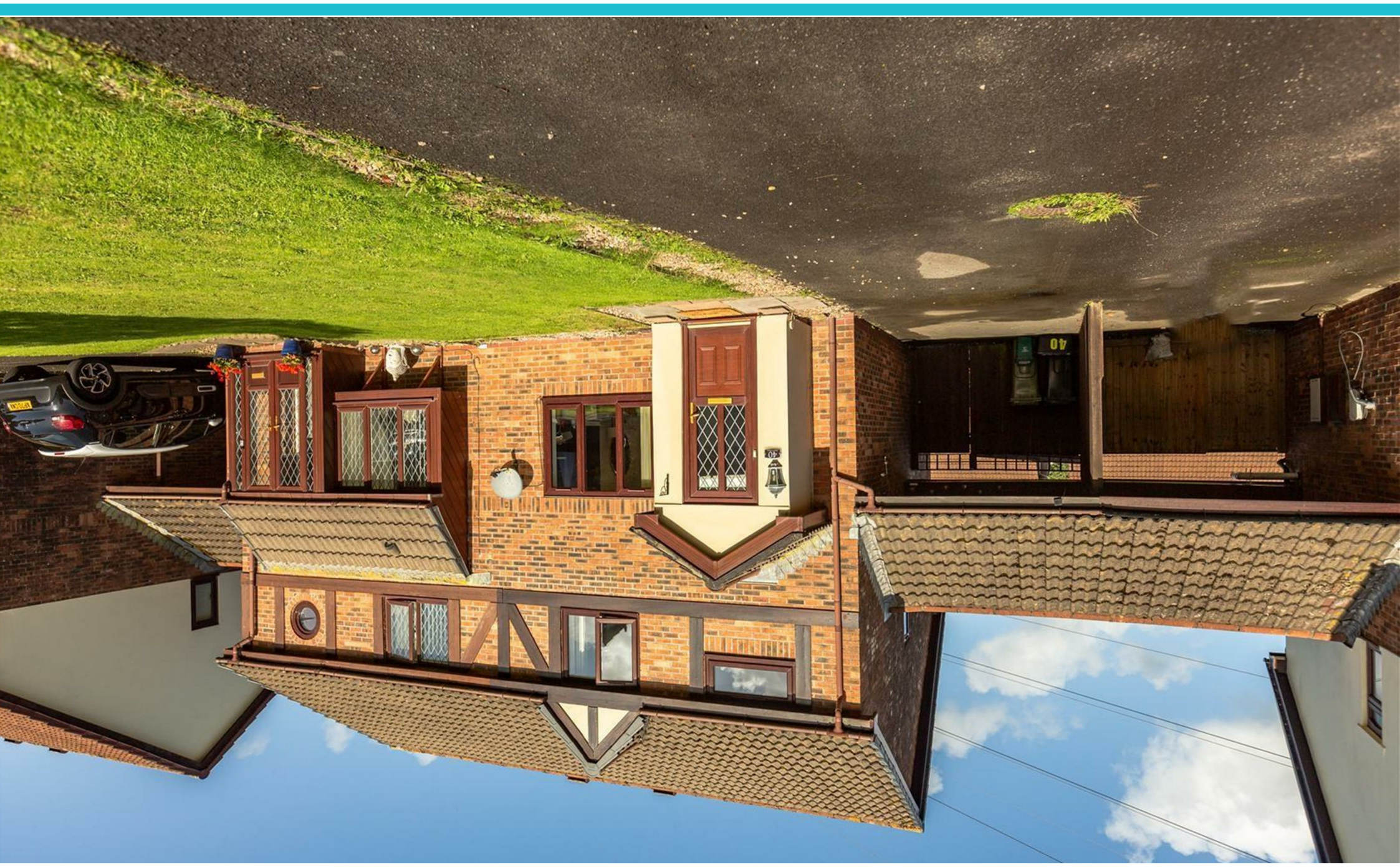
40 Clos Y Gelli

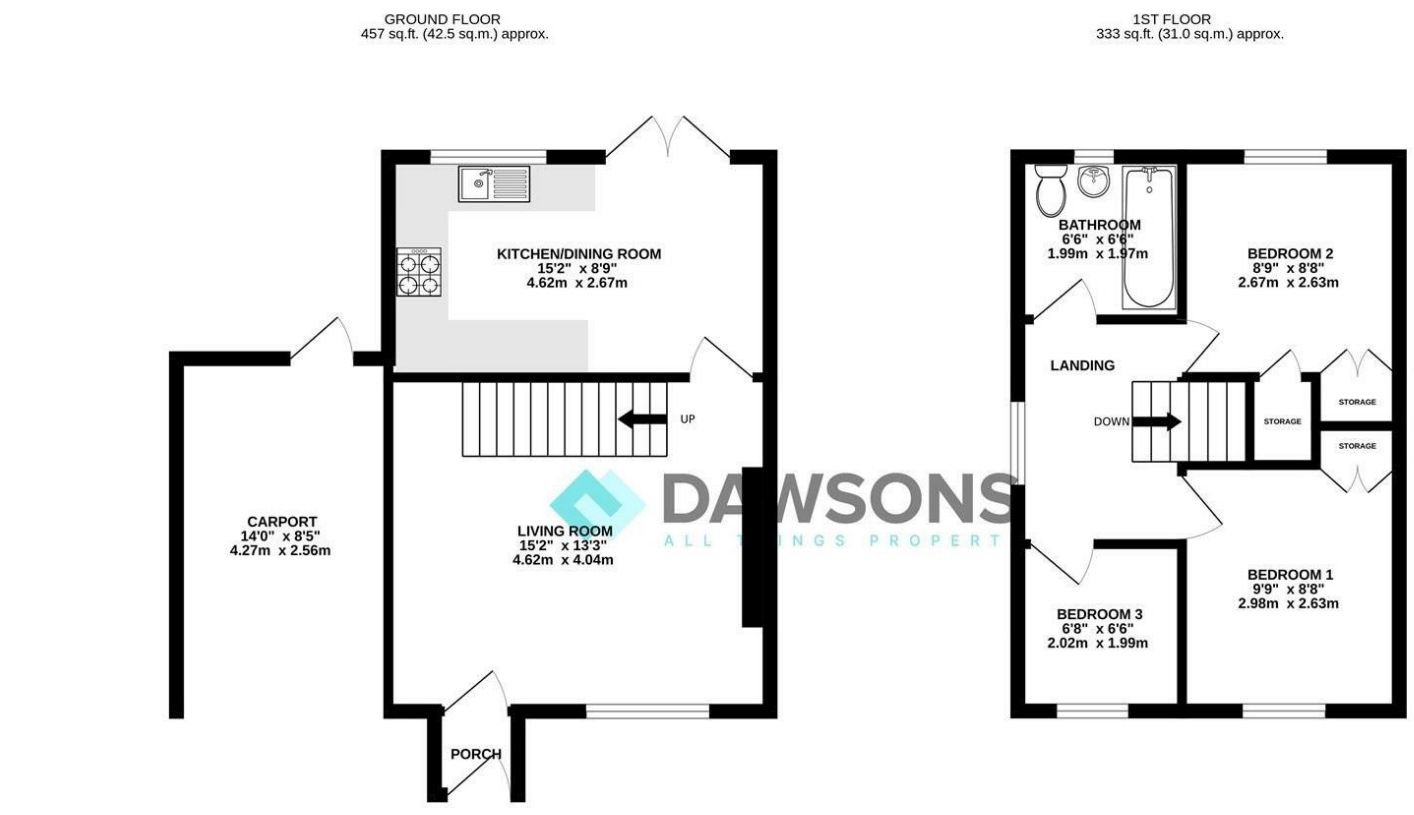
Llanelli, SA14 9BB

Offers Around £170,000

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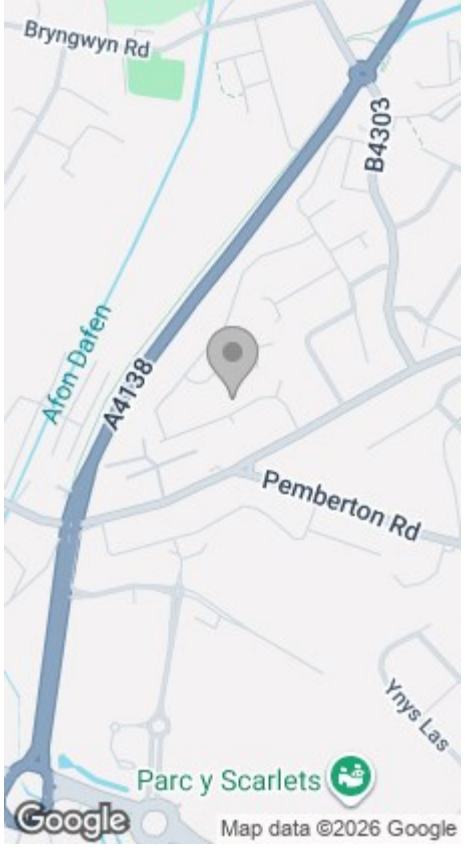
FLOOR PLAN



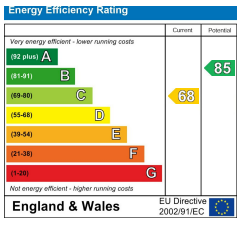
TOTAL FLOOR AREA : 791 sq.ft. (73.4 sq.m.) approx.

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



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.

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GENERAL INFORMATION

Situated on an established development of similar properties on the periphery of Llanelli, this well-maintained semi-detached family home offers comfortable accommodation together with convenient access to a range of local amenities and transport links.

The property provides three bedrooms, a family bathroom, and kitchen with adjoining dining area, providing a practical space for everyday family living and entertaining.
Externally, the property benefits from a rear garden, together with a side driveway and carport, providing useful off-road parking.

The property is well positioned for access to Trostre Retail Park, local schools and Prince Philip Hospital, while the nearby main road network provides convenient connections towards the M4 motorway and surrounding areas.

Having been well maintained by the current homeowner, Clos Y Gelli offers an attractive opportunity for those seeking a well-presented three-bedroom home in a convenient Llanelli location

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

PORCH

LIVING ROOM
15'1" x 13'3" (4.62 x 4.04)

KITCHEN WITH DINING AREA
15'1" x 8'9" (4.62m x 2.67m)

FIRST FLOOR

LANDING

BEDROOM 1
9'9" x 8'7" (2.98m x 2.63m)

BEDROOM 2
8'9" x 8'7" (2.67m x 2.63m)





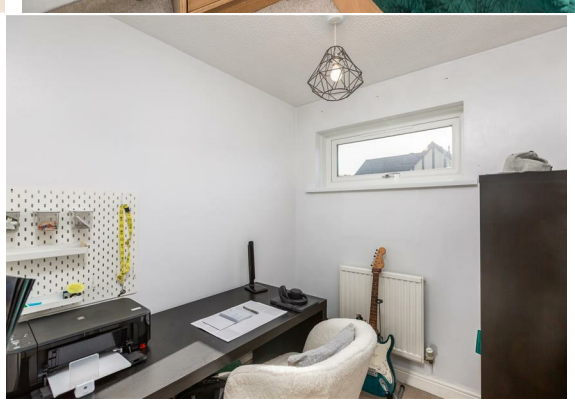














BEDROOM 3
6'7" x 6'6" (2.02m x 1.99m)

FAMILY BATHROOM
6'6" x 6'5" (1.99m x 1.97m)

EXTERNAL

PARKING
Drive and Car Port

COUNCIL TAX BAND = C

TENURE
Freehold

EPC = D

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





