



## Mansel Street, offers over £120,000

- Central Location
- Two Good Sized Bedrooms
- Rear Garden
- Close To Amenities
- Ideal First Purchase
- Links to M4 Near
- Open Plan Reception Room
- Freehold
- EPC Rating: Awaiting



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## About the property

Located on the ever-popular Mansel Street in Llanelli, this well-presented two-bedroom end-terrace property offers comfortable living accommodation, making it an excellent choice for first-time buyers, investors, or those looking to downsize.

The ground floor comprises a welcoming and modern lounge and dining area, providing a cosy space to relax. Leading through, a functional kitchen offering ample storage and workspace, additionally you have a downstairs family bathroom. At the rear of the property is the access to the enclosed rear garden - perfect for outdoor dining and entertaining.

To the first floor are two well-proportioned bedrooms. Externally, the property benefits from on-street parking to the front and a private rear garden, a great space to create an ideal outdoor space.

Conveniently situated within walking distance of Llanelli town centre, local schools, shops, and transport links, this property offers both comfort and practicality in a popular residential location.



## Accommodation

### Lounge

19' 11" max x 14' 11" max ( 6.07m max x 4.55m max )

### Kitchen

13' 8" x 7' 9" ( 4.17m x 2.36m )

### Bedroom One

14' 4" x 11' 3" ( 4.37m x 3.43m )

### Bedroom Two

11' 7" x 11' 3" ( 3.53m x 3.43m )

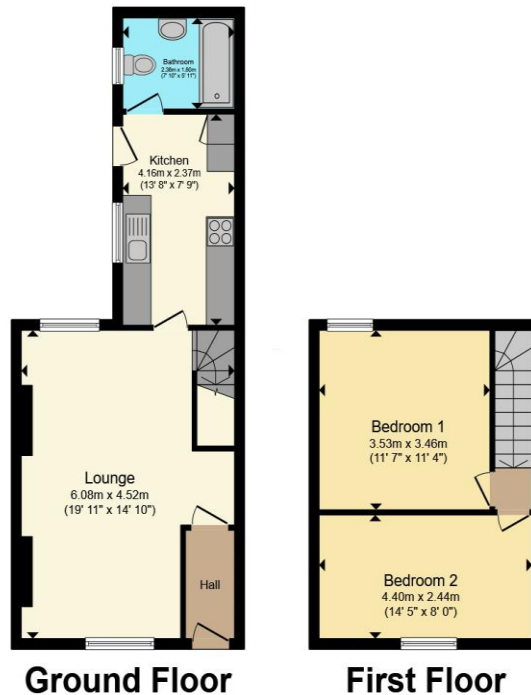
### Bathroom

7' 9" x 5' 10" ( 2.36m x 1.78m )

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## Floorplan



Total floor area 69.6 m<sup>2</sup> (749 sq.ft.) approx

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