



## Glan Yr Afon, offers over £130,000

- Mid Terrace
- Three Bedrooms
- Close to Amenities
- Sitting Tenant
- Investment Opportunity
- EPC Rating: D



3 1 1



## About the property

Situated in the popular Glan yr Afon development, this well-presented three-bedroom mid-terrace property offers a fantastic opportunity for first-time buyers, young families, or investors seeking a modern, low-maintenance home in a convenient location.

The ground floor features a bright and welcoming lounge, flowing through to a spacious kitchen-diner with ample storage and room for family dining. Patio doors open onto the rear garden, creating a lovely indoor-outdoor feel ideal for entertaining or relaxing.

Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom, along with a modern family bathroom. The home benefits from double glazing and gas central heating throughout.

To the rear is an enclosed garden perfect for children, pets, or outdoor dining. The property also offers allocated parking.

Located close to local schools, shops, the town centre, and excellent transport links, this home offers both comfort and convenience in a sought-after residential area. A fantastic investment opportunity in Llanelli—viewing is highly recommended.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.



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