



## Maes Delfryn, £200,000 Offers Over

- Semi Detached
- Three Bedrooms
- Freehold
- Driveway parking
- Downstairs WC
- Close to M4
- EPC Rating: B



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## About the property

Welcome to this beautifully presented three-bedroom semi-detached home, located in the highly sought-after area of Maes Delfryn, Llanelli.

This impressive property offers spacious, light-filled accommodation throughout, complemented by a stylish modern interior that effortlessly blends comfort and contemporary living. The accommodation briefly comprises a welcoming lounge, a well-appointed kitchen, a convenient downstairs WC, three well-proportioned bedrooms, and a modern family bathroom.

Ideally situated, the property benefits from proximity to a wide range of local amenities including supermarkets, shops, restaurants, and reputable schools. Scenic walking and cycle routes are also right on your doorstep, making this an excellent choice for families and outdoor enthusiasts alike.

Further enhancing its appeal are excellent transport links, with easy access to the M4, Trostre Retail Park, and Fforestfach, making commuting and shopping both convenient and straightforward.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge

14' 4" Max x 12' 1" ( 4.37m Max x 3.68m )

#### Kitchen/Diner

15' 2" x 8' 8" ( 4.62m x 2.64m )

#### W.C

### First Floor

#### Landing

#### Bedroom 1

12' 3" x 9' 5" ( 3.73m x 2.87m )

#### Bedroom 2

9' x 7' 6" ( 2.74m x 2.29m )

#### Bedroom 3

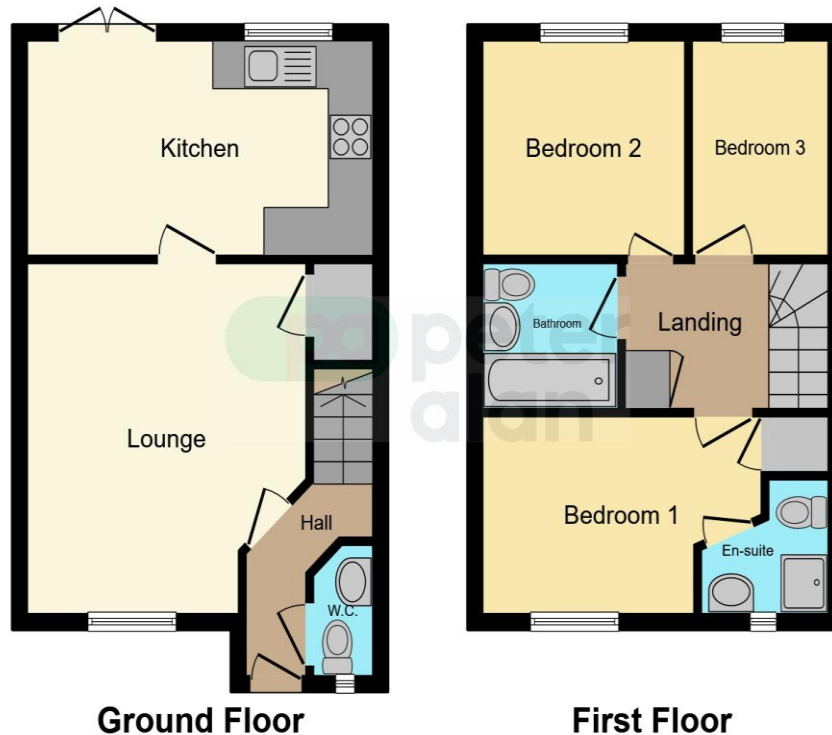
9' x 6' ( 2.74m x 1.83m )

#### Family Bathroom

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## Floorplan



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