



MELANIE ANDERSON
Independent Estate Agents POWERED BY **exp** UK

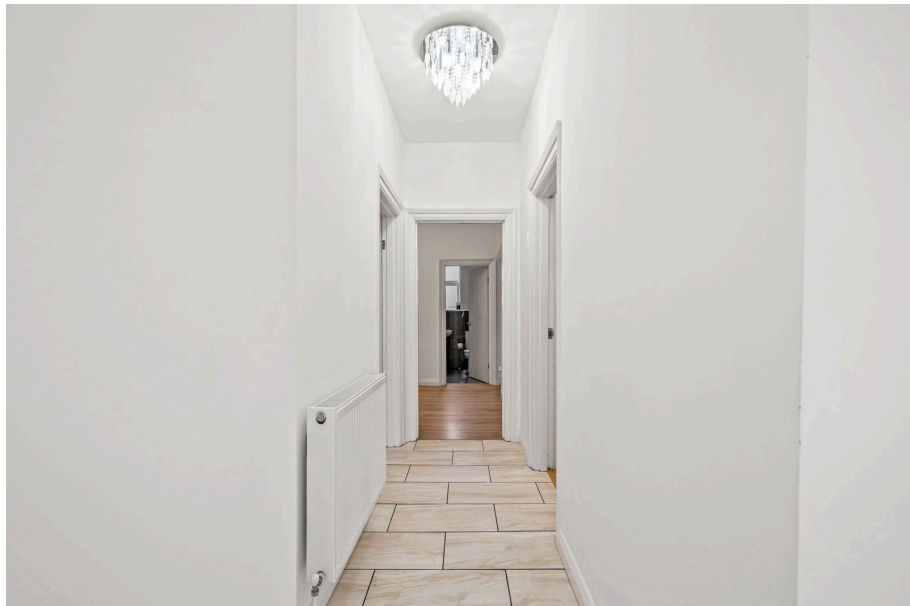
9 Waun Road,

Offers In Region Of £250,000

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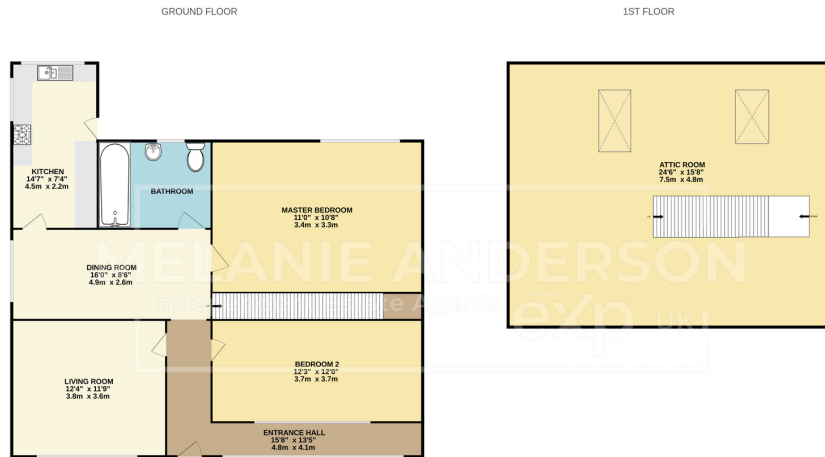
- Immaculate Two-Bedroom Semi-Detached Home In A Quiet Cul-De-Sac.
- Converted Attic Room With Two Velux Windows And Far-Reaching Views.
- Bright Front-Facing Living Room With Feature Fireplace And Gas Stove.
- Two Well-Proportioned Ground-Floor Double Bedrooms
- Generous Driveway Providing Ample Off-Road Parking For Multiple Vehicles.
- Fully Modernised And Finished To A High Standard Throughout - Move-In Ready.
- Modern Fitted Kitchen With Shaker-Style Units, Wooden Worktops, And Breakfast Bar.
- Contemporary Bathroom With Rainfall Shower
- Landscaped Rear Garden With Low-Maintenance Artificial Lawn And Paved Path
- Ideal Purchase For First-Time Buyers, Downsizers, Or Investors Seeking A Ready-To-Let Home.



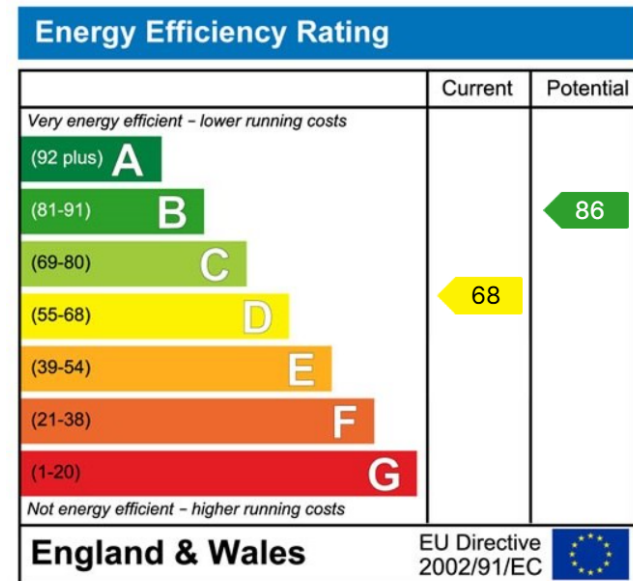
Immaculate two-bedroom semi-detached home located in a quiet cul-de-sac in Llanelli. The property offers a modern fitted kitchen, a bright living room, two ground-floor bedrooms, and a contemporary bathroom. The attic room provides additional space suitable for storage, office use, or other purposes (subject to requirements). Externally, there is a low-maintenance rear garden and a sizable driveway providing off-road parking for multiple vehicles. The home is presented to a high standard throughout and is completely move-in ready.

Situated close to local shops, schools, and main transport links, this property offers a convenient and comfortable home in a peaceful location – ideal for first-time buyers, downsizers, or investors looking for a ready-to-let opportunity.

Viewings come highly recommended to truly appreciate everything this wonderful property has to offer



TOTAL FLOOR AREA: 1173sq.ft. (109.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quality or efficiency can be given.
 Made with Memphis 12/2020



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It is recommended that you check the contract you have with your current agent.