



## Corporation Avenue, offers over £190,000

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Ideal First Purchase
- No Forward Going Chain
- Central Location
- Good Sized Garden
- Close Links To M4
- EPC Rating: D



 3  1  2



## About the property

We are delighted to present this well-proportioned three-bedroom semi-detached home situated on the ever-popular Corporation Avenue in Llanelli. Offering generous living space and excellent outdoor areas, this property is ideal for first-time buyers, families or investors alike.

The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, and a fitted kitchen providing access to the rear garden. To the first floor are three bedrooms along with a family bathroom, offering practical and versatile accommodation.

Externally, the property benefits from a lawned frontage, while to the rear there is a good-sized enclosed garden - perfect for families or entertaining.

Early viewing is highly recommended to fully appreciate the potential this home has to offer.



## Accommodation

### Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

### Ground Floor

#### Entrance Hall

#### Lounge

13' x 12' 8" ( 3.96m x 3.86m )

#### Dining Room

9' 2" x 12' 8" ( 2.79m x 3.86m )

#### Kitchen

12' 6" x 6' 11" ( 3.81m x 2.11m )

### First Floor

#### Landing

#### Bedroom One

13' 7" x 9' 7" ( 4.14m x 2.92m )

#### Bedroom Two

12' 8" x 9' 5" ( 3.86m x 2.87m )

#### Bedroom Three

10' 3" Max x 9' 4" Max ( 3.12m Max x 2.84m Max )

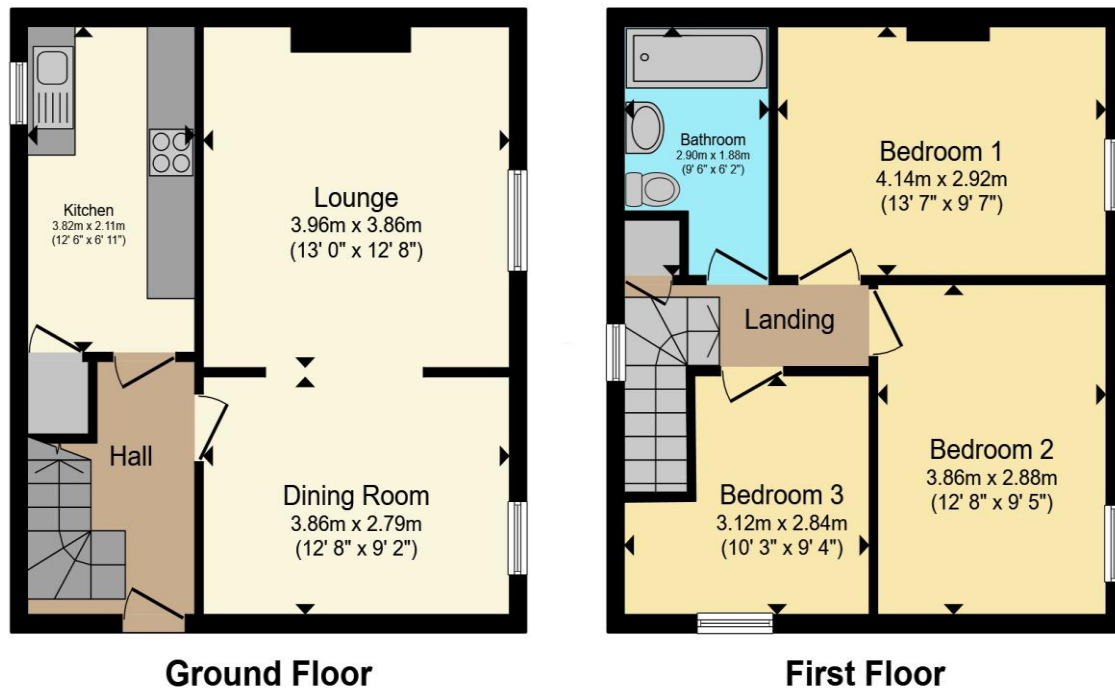
#### Bathroom

9' 6" Max x 6' 2" Max ( 2.90m Max x 1.88m Max )

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## Floorplan



Total floor area 99.6 m<sup>2</sup> (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## 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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