



## **Stryd Y Maswr, offers over £180,000**

- Sought After Location
- Close to M4
- Scenic Walks Near
- Semi Detached
- Three Bedrooms
- Space For Two Cars
- EPC Rating: B





## About the property

Nestled in the sought-after area of Llanelli SA15, this modern 3-bedroom semi-detached house offers the perfect blend of comfort and convenience. Ready to move straight into, this property boasts a fresh, contemporary feel, ideal for first-time buyers eager to step onto the property ladder.

The home features a well-designed layout with a spacious living area, perfect for relaxing and entertaining. Upstairs, you'll find three comfortable bedrooms, providing ample space for a growing family or those needing a home office. The property also benefits from a low-maintenance garden, offering a private outdoor space to enjoy.

Located in a desirable neighbourhood, you'll have easy access to local amenities, schools, and transport links. This delightful home is an excellent opportunity for first-time buyers seeking a stylish and convenient living space in a prime location.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge

15' 2" Max x 14' 3" Max ( 4.62m Max x 4.34m Max )

#### Kitchen

10' 5" x 9' ( 3.17m x 2.74m )

#### W/C

### First Floor

#### Landing

#### Bedroom One

9' 7" x 9' 10" ( 2.92m x 3.00m )

#### Ensuite

#### Bedroom Two

10' 8" x 8' 6" ( 3.25m x 2.59m )

#### Bedroom Three

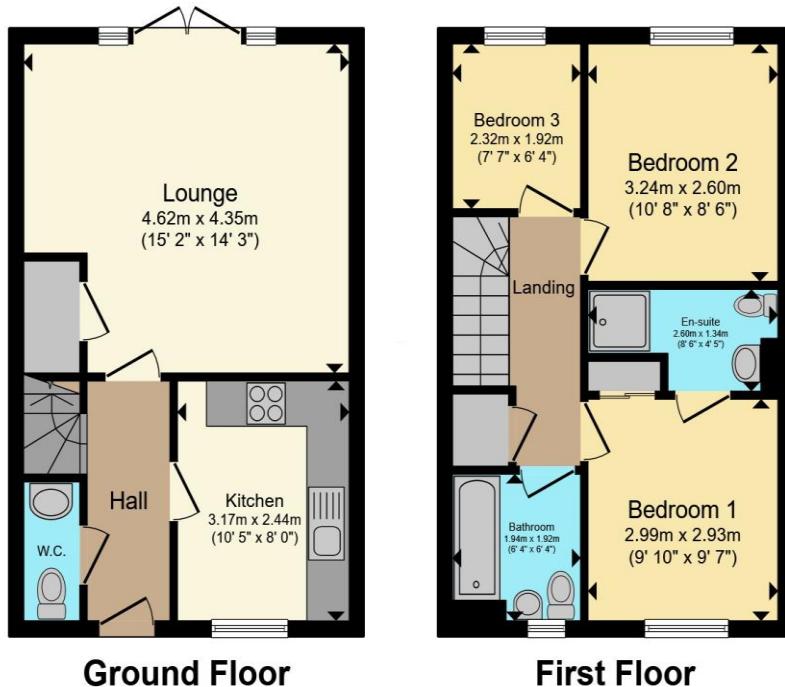
6' 4" x 7' 7" ( 1.93m x 2.31m )

#### Bathroom

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## Floorplan



Total floor area 70.4 m<sup>2</sup> (758 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)

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