A large, light gray, stylized letter 'S' is centered on the page, serving as a background for the text.

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www.silveroakproperty.com



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PROPERTY

t: 07595939335
info@silveroakproperty.com



28 Golygfor, Llanelli, Sir Gaerfyrddin, SA15 1PR
£124,995

Listing QR code:



Three Bedrooms
Freehold
Semi-Detached
Enclosed Garden
Ideal First-time Buyer or Investment Opportunity
Council Tax Band: B
EPC: C

Silver Oak Property is delighted to introduce this charming three-bedroom semi-detached home located in the sought-after Golygfor area. This property presents a fantastic opportunity for homebuyers in search of a comfortable and inviting family residence. The welcoming entrance hall leads to a spacious living room and a kitchen on the ground floor, creating a comfortable living space for daily activities and you'll find three bedrooms, a bathroom, and a cloakroom on the first floor.

Don't miss the chance to turn this house into your home. Reach out to Silver Oak Property today to schedule a viewing and fully explore the numerous features and benefits that this property has to offer.

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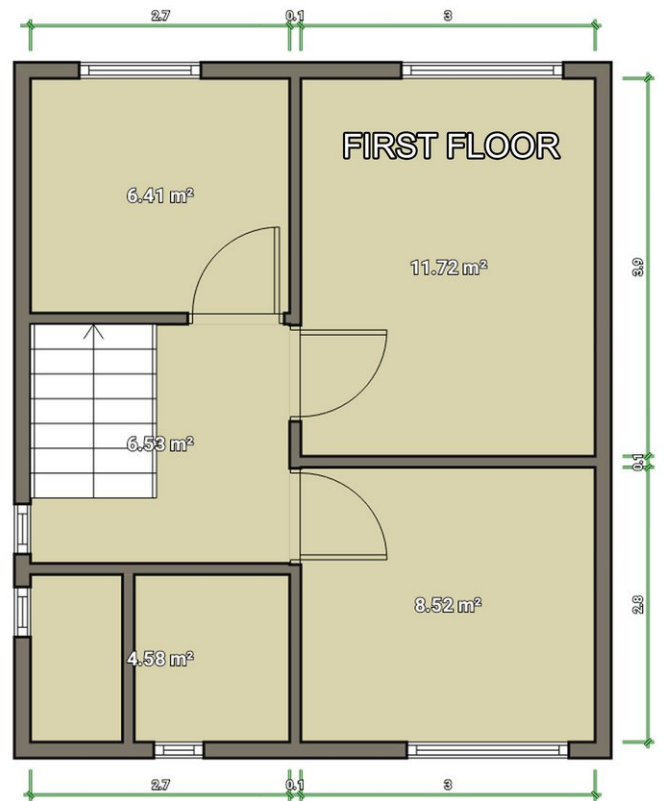
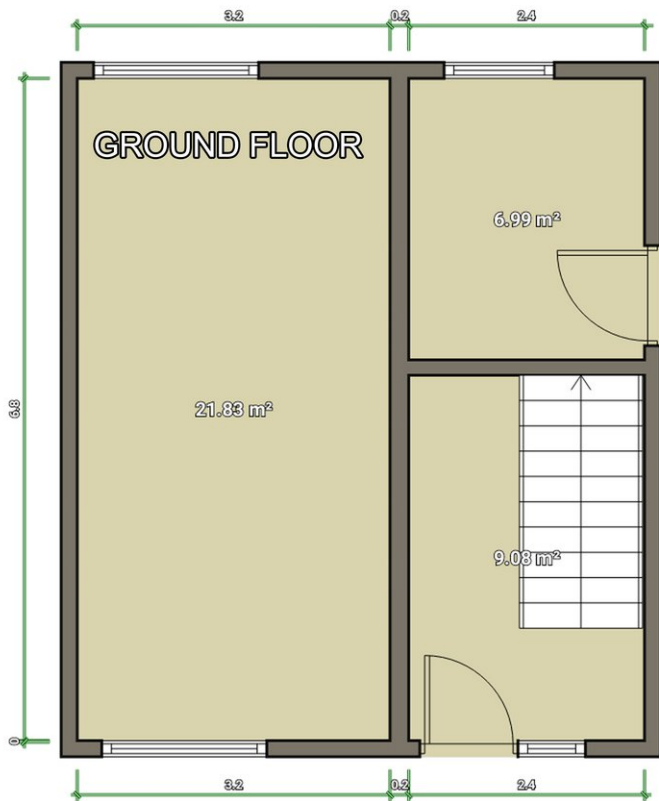
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically, no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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While every effort has been made to ensure the accuracy of the floor plan provided here, measurements of rooms and any other items are approximate, and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Not to scale.

28 Golygfor Llanelli Sir Gaerfyrddin SA15 1PR	Energy rating C	Valid until: 09/07/2030 Certificate number:
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Property type:

Semi-detached House

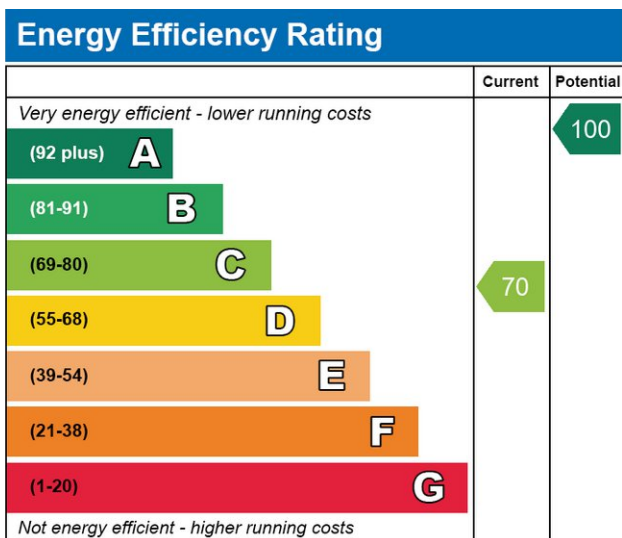
Energy rating and score

This property's current energy rating is C. It has the potential to be A.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



IMPORTANT NOTICE: These particulars has been collaboratively prepared with the seller in all good faith to provide a fair and comprehensive overview of the property. If there are specific aspects crucial to you, kindly verify with us, especially if you're travelling a considerable distance for a property viewing. It is essential to note that the sale of the property excludes certain items, namely: fitted carpets, curtains, blinds, curtain rods, poles, light fittings, kitchen appliances, sheds, and greenhouses, etc, unless expressly specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances, and equipment mentioned in the sales details have not undergone testing, and as such, no warranty can be provided. Prospective buyers should ensure satisfaction on such matters before finalizing a purchase. Any provided areas, measurements, or distances are indicative and not precise. Property viewings are available by appointment only with Silver Oak Property at 07595939335.