



5 Pryce Street, Llanelli, Carmarthenshire SA15 3DY
£145,000

An Excellent Opportunity to purchase a THREE BEDROOM MID TERRACE House situated in a popular location with walking distance to the Town Centre, Sandy Water Park and The Millennium Coastal Path. The Accommodation within is set over three floors and comprises of Entrance Hall, Lounge with Dining Area, Kitchen with Dining Area and Cloakroom to the First Floor, Two Double Bedrooms and Family Bathroom to the First Floor, Double Bedroom to the Second Floor. Externally the property has front forecourt and rear garden with Garage roller door leading to the Off Road Parking area. Energy Rating - C



Entrance

Access via uPVC entrance door leading into:

Entrance Hall

Coved and smooth ceiling, smoke detector, stairs to first floor, laminate wood floor.

Lounge with Dining Area 25'9 (into bay) x 14'9 approx (7.85m (into bay) x 4.50m approx)

Coved and smooth ceiling, laminate wood floor, under stairs storage cupboard, cream fireplace, recess alcoves with spotlights, uPVC double glazed bay window with French Doors to the front, two radiators.

Kitchen with Dining Area 13'1 x 9'1 approx (3.99m x 2.77m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, coved and smooth ceiling, part tiled walls, electric four ring hob with extractor hood over, electric oven, single stainless steel sink unit with mixer tap, laminate wood floor, uPVC double glazed patio doors to rear, uPVC double glazed window to rear, radiator, space for table and chairs, , storage cupboard with plumbing for washing machine.

Cloakroom

A two piece suite comprising of pedestal wash hand basin, low level W.C., wall mounted wash towel heater, smooth ceiling, extractor fan, part tiled walls, laminate wood floor.

First Floor

Landing

Smooth ceiling, smoke detector, radiator, uPVC double glazed window to front, stairs to Bedroom Three.

Bedroom One 12'7 x 11'1 approx (3.84m x 3.38m approx)

Smooth ceiling, radiator, uPVC double glazed window to front.

Bedroom Two 9'8 x 9'5 approx (2.95m x 2.87m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear.

Family Bathroom 6'5 x 6'2 approx (1.96m x 1.88m approx)

A white three piece suite comprising of panelled bath with shower over, low level W.C., pedestal wash hand basin, part tiled walls, vinyl tiled effect floor, uPVC double glazed window to rear, wall mounted towel heater.

Second Floor

Landing

Door leads to Bedroom Three

Bedroom Three 13'2 x 14'7 approx (4.01m x 4.45m approx)

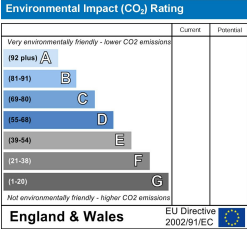
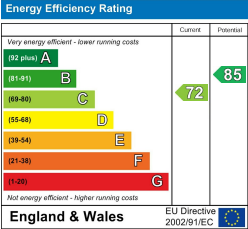
Smooth ceiling, wood beams, radiator, three velux windows.

Externally

The front of the property benefits from a paved forecourt. The rear garden is laid mainly to lawn with a gravelled area, garage roller door.

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2021