



19 Rice Street, Llanelli, SA15 1DD £99,995

Welcome to Rice Street in Llanelli, a two double bedroomed terraced house which presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining guests.

With two good size bedrooms, this home is perfect for small families or those looking to downsize.

This property is not just a house; it is a place where you can create lasting memories. Whether you are starting your journey as a homeowner or seeking a charming residence in a friendly neighbourhood, this terraced house on Rice Street is an opportunity not to be missed. Come and see for yourself the potential this lovely home has to offer. Energy Rating - C, Tenure - Freehold, Council Tax Band - B.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Textured ceiling, laminate wood floor, dado rail, stairs to first floor, radiator.

Sitting Room 10'1 x 11'4 approx (3.07m x 3.45m approx)

Coved ceiling, radiator, uPVC double glazed window to front, two recess alcoves.

Lounge 12'2 x 12'8 approx (3.71m x 3.86m approx)

Coved and textured ceiling, two recess alcoves, radiator, window to rear, gas coal effect fire set in wood fire surround.

Kitchen 9'11 x 8'9 approx (3.02m x 2.67m approx)

A fitted kitchen comprising of matching base units with complimentary work surface over, coved and textured ceiling, extractor hood, gas four ring hob, electric oven, single stainless steel sink unit with mixer tap, window to side, part tiled walls, tiled floor, radiator, under stairs storage cupboard, uPVC double glazed entrance door.

Utility Room

Wall mounted boiler, radiator, uPVC double glazed window to side.

Lean To Porch

Of uPVC construction, uPVC double glazed entrance door to rear garden.

First Floor

Landing

Textured ceiling, dado rail, access to loft space.

Bedroom One 15'6 x 10'0 approx (4.72m x 3.05m approx)

Picture rail, radiator, two uPVC double glazed windows to front.

Bedroom Two 13'5 x 9'7 approx (4.09m x 2.92m approx)

Textured ceiling, picture rail, radiator, uPVC double glazed window to rear.

Shower Room 9'0 x 8'8 approx (2.74m x 2.64m approx)

A three piece suite comprising of walk in shower, pedestal wash hand basin, comfort height W.C., part tiled walls, radiator, coved and smooth ceiling, uPVC double glazed window to rear.

External

Rear enclosed garden is laid mainly to lawn with paved area and rear pedestrian access. Three Storage Sheds.

Tenure

We are advised tenure is Freehold.

Council Tax Band

We are advised the Council Tax Band is B

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Ground Floor
557 sq.ft. (51.7 sq.m.) approx.



1st Floor
445 sq.ft. (41.3 sq.m.) approx.



Total Floor Area : 1001 sq.ft. (93.0 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.
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