



25 Glascoed, Llanelli, Carmarthenshire SA15 4AW
£259,995

Welcome to this charming semi-detached house located in the picturesque village of Pwll. This property boasts a spacious layout with one reception room. With four bedrooms and four bathrooms, there is ample space for a growing family or visiting guests. One of the standout features of this property is the stunning panoramic sea views that can be enjoyed from various rooms in the house. Imagine waking up to the sight of the sea every morning or unwinding in the evening with a breathtaking sunset as your backdrop. Don't miss the opportunity to own a piece of paradise in Pwll, Llanelli. This property combines comfort, style, and those coveted sea views that will make everyday living feel like a retreat. Contact us today to arrange a viewing and experience the beauty of this home for yourself. Council Tax Band - E, Tenure - Freehold, Energy Rating - B



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Smooth ceiling, spotlights, tiled floor, radiator, uPVC double glazed window to front with stunning panoramic sea views

Cloakroom

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

Kitchen 16'7" x 13'3" approx (5.06 x 4.04 approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, spotlights, five ring Beko cooker with extractor hood over, tiled floor, one and half sink unit with mixer tap, space for table and chairs, space for Fridge Freezer, integrated dishwasher, uPVC double glazed window to rear, uPVC double glazed French Doors to rear garden.

Utility Room

Smooth ceiling, wall mounted boiler, base units with work surface over, plumbing for washing machine, space for tumble dryer, radiator, tiled floor, uPVC double glazed entrance door to rear garden.

Lounge 16'7" x 14'10" approx (5.06 x 4.54 approx)

Coved and smooth ceiling, radiator, grey laminate floor, uPVC double glazed sliding doors to front with stunning panoramic sea views.

First Floor

Landing

Smooth ceiling, smoke detector, uPVC double glazed window to side, uPVC double glazed window to front with stunning panoramic sea views, radiator, stairs to second floor, storage cupboard

Bedroom Two 16'7" x 12'0" approx (5.07 x 3.66 approx)

Smooth ceiling, radiator, uPVC double glazed window to front with stunning panoramic sea views, door into

En-suite

A three piece suite comprising of shower in separate shower enclosure, low level W.C., pedestal wash hand basin, smooth ceiling, extractor fan, spotlights, part tiled walls, tiled floor, wall mounted towel heater.

Bedroom Three 12'4" x 8'5" approx (3.77 x 2.59 approx)

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

Bedroom Four 10'9" x 12'3" approx (3.28 x 3.75 approx)

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

Family Bathroom 9'3" x 5'10" approx (2.82 x 1.79 approx)

A three piece suite comprising of pedestal wash hand basin, bath with shower over, low level W.C., smooth ceiling, part tiled walls, spotlights, extractor fan, tiled floor, uPVC double glazed window to rear.

Second Floor

Landing

Velux window, storage cupboard, smoke detector.

Bedroom One 15'4" x 16'1" approx (4.68 x 4.92 approx)

Smooth ceiling, three velux windows, two radiators, door into:



En-suite

A three piece suite comprising of pedestal wash hand basin, low level W.C., shower in double shower enclosure, smooth ceiling, velux window, spotlights, wall mounted towel heater, part tiled walls, tiled floor

External

The front of the property benefits from a driveway which provides Off Road Parking plus a lawned area, side pedestrian access leads to the rear garden. The rear garden is tiered and benefits from a paved area and lawned area, The front of the property benefits from Stunning Panoramic Sea Views over the Gower Peninsula.

Council Tax Band

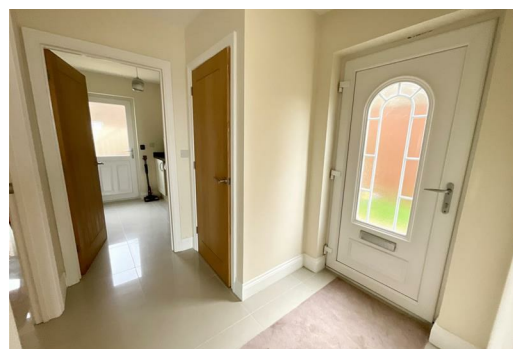
We are advised the Council Tax Band is E

Tenure

We are advised the tenure is Freehold

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
87	93		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.9 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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