



12 Heol Siloh, Llanelli, Carmarthenshire SA15 2RA
£94,500

An opportunity to purchase a THREE BEDROOM MID TERRACE HOUSE, situated in a Town Centre Location, and within walking distance of The Train Station, Llanelli Beach, Local Primary Schools and other amenities. In need of updating, the property is ideal for First Time Buyers or Investors. With No Chain, viewing is Highly Recommended.

Briefly comprising of Lounge, Sitting Room, Kitchen and Bathroom and to the First Floor Three Bedrooms.

Externally there is a rear Garden. EPC D.



Entrance:

Via uPVC entrance door into:

Entrance Hallway:

Coved ceiling, radiator, stairs to first floor, door into:

Dining Room: 11'9" x 11'1" approx (3.6 x 3.4 approx)

Coved ceiling, uPVC double glazed window to rear, radiator, recess alcoves, French doors into:

Lounge: 11'5" x 10'5" approx (3.5 x 3.2 approx)

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

Kitchen: 13'5" x 7'6" approx (4.1 x 2.3 approx)

Coved ceiling, access to loft, uPVC double glazed window and door to side, part tiled walls, radiator, linoleum flooring. A range of wall and base units with complimentary worksurfaces over, integrated electric oven and four ring gas hob, stainless steel sink unit with mixer tap, under stairs storage cupboard.

Bathroom: 7'10" x 5'6" approx (2.4 x 1.7 approx)

Coved and textured ceiling, obscure uPVC double glazed window to rear, radiator, part tiled walls, linoleum flooring, three-piece suite comprising of low level W.C pedestal wash hand basin, bath with shower over. Airing cupboard housing wall mounted boiler.

Landing:

Coved ceiling, obscured uPVC double glazed window to rear, access to loft.

Bedroom One: 10'5" x 9'2" approx (3.2 x 2.8 approx)

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

Bedroom Two: 10'9" x 8'6" approx (3.3 x 2.6 approx)

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

Bedroom Three: 7'10" x 6'2" approx (2.4 x 1.9 approx)

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

External:

Rear garden with rear gated pedestrian access.

Tenure:

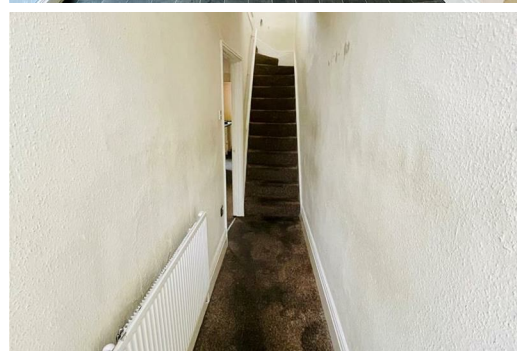
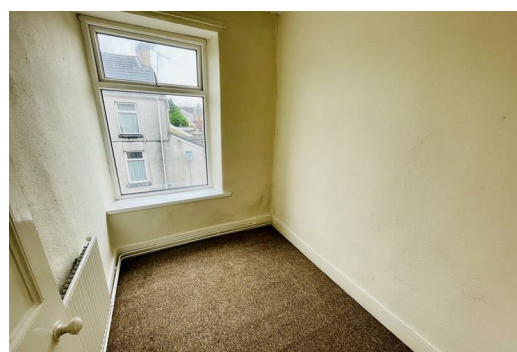
Freehold

Council Tax Band:

We have been advised that the council tax is band B.

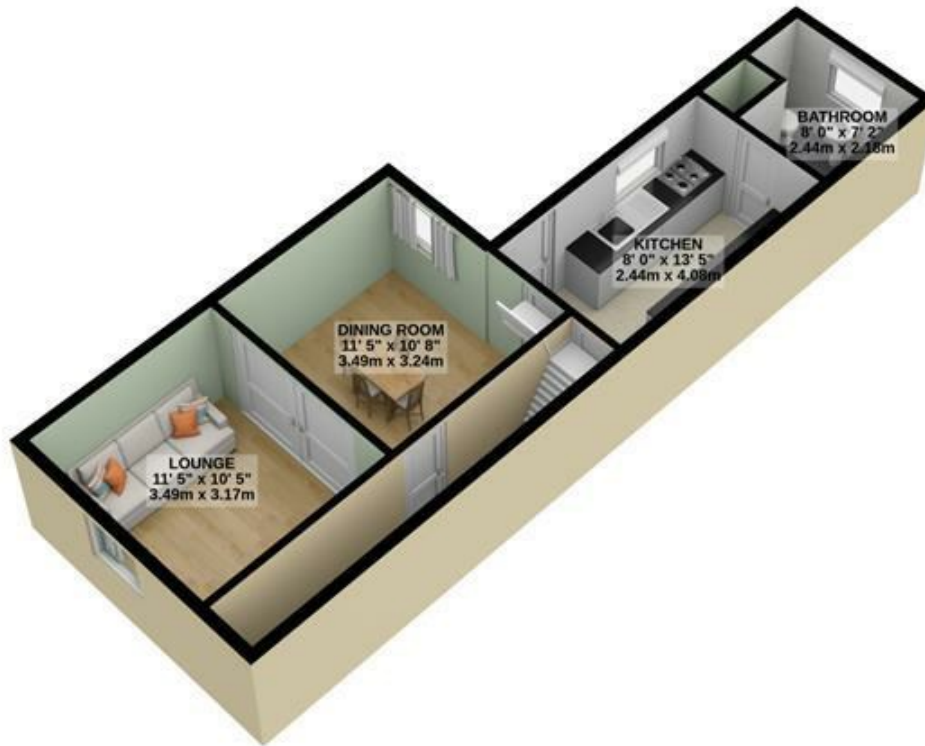
Property Disclaimer

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

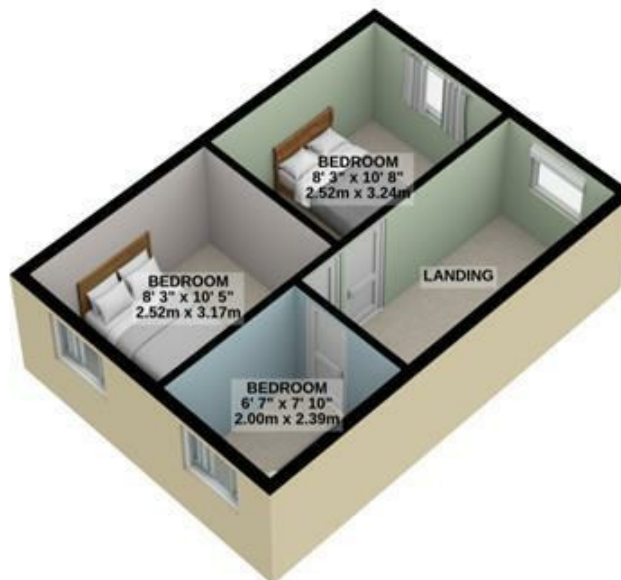


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
68	84		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 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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