Willow Estates

37 Stradey Road, Llanelli, SA15 4ET

£139,995

Welcome to Stradey Road in Llanelli, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, plus a Loft Room this property is ideal for families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is practical and functional, ensuring that every space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs.
The location of this home is particularly appealing, as it is situated in the friendly Village of Furnace that boasts a sense of community. Llanelli itself is known for its rich history and vibrant culture, providing residents with a variety of local amenities, including shops, parks, and schools, all within easy reach.
This terraced house set over Three floors, on Stradey Road is not just a property; it is a place where memories can be made. Tenure: Freehold, Council Tax Band B, Energy Rating E. Viewing Recommended

Entrance
Via uPVC double glazed door, uPVC double glazed window to side, into

Hallway 5'11 x 14'07 approx (1.80m x 4.45m approx)
Textured ceiling, stairs to First Floor, smoke detector, door into Kitchen, door into:

Lounge/Diner

Lounge Area 11'06 x 10'09 approx (3.51m x 3.28m approx)
Textured ceiling, uPVC double glazed window to front, two alcoves, feature stone fireplace, electric fire opening into:

Dining Area 10'02 x 11'05 approx (3.10m x 3.48m approx)
Textured ceiling, alcove feature fireplace opening, radiator, uPVC double glazed Patio Door to rear

Kitchen 8'05 x 12'04 approx (2.57m x 3.76m approx)
Textured ceiling, smoke detector, Kitchen comprising of wall and base units, complimentary work surface over, space for fridge freezer, space for washing machine, electric hob extractor fan over, oven, sink unit, uPVC double glazed window to rear, uPVC double glazed door to rear, tiled floor

First Floor

Landing 6'06 x 2'08 approx (1.98m x 0.81m approx)
Textured ceiling, uPVC double glazed window to front, smoke detector

Bathroom 6'05 x 8'05 approx (1.96m x 2.57m approx)
Textured ceiling, three piece suite comprising of bath, pedestal wash hand basin, low level toilet, fully tiled walls, radiator, storage cupboard

Bedroom One 12'1 x 11'01 approx (3.68m x 3.38m approx)
Textured ceiling, uPVC double glazed window to front, fitted wardrobes, storage cupboard

Rear Hall 9'04 x2'07 approx (2.84m x0.79m approx)
Door into Bedroom Two, stairs leading to Loft Room

Bedroom Two 9'05 x 8'03 approx (2.87m x 2.51m approx)
Textured ceiling, uPVC double glazed window to rear, storage cupboard, radiator

Loft Room 16'03 x 16'11 approx (4.95m x 5.16m approx)
Plain ceiling, uPVC double glazed window to rear, storage cupboards x four in eaves

Basement 16'08 x 24'08 approx (5.08m x 7.52m approx)
uPVC double glazed door into Basement, wall mounted combi Boiler, two uPVC windows facing rear, power and electric lighting

External
To front of Property: A gated forecourt

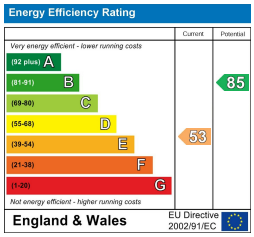
To rear of Property: Steps lead down to the Basement, lawn area, steps down to Parking area.

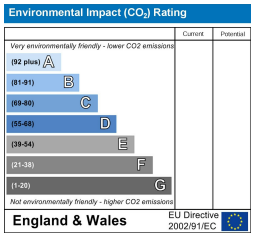
Property Disclaimer
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance 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, particuarly 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 Rating
Energy Rating is to be advised

Tenure
Tenure we are advised Freehold

Council Tax Band
We are advised the Council Tax Band Is





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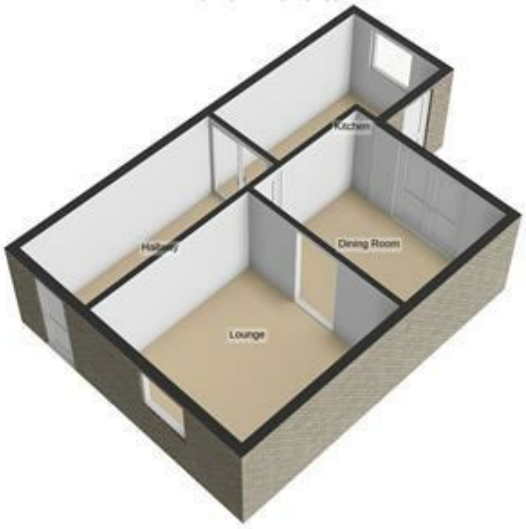
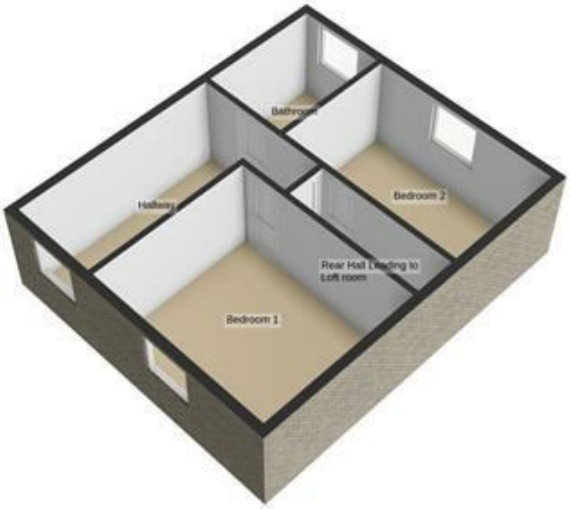
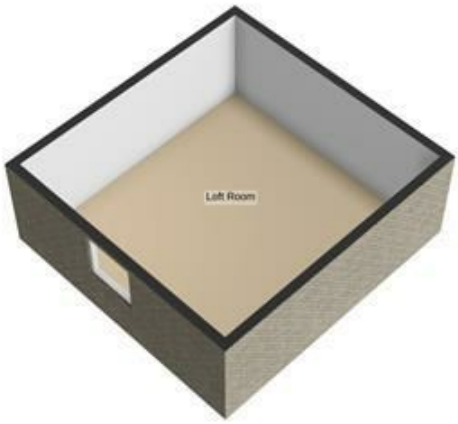
Ground Floor
395 sq.ft. (36.7 sq.m.) approx.



1st Floor
433 sq.ft. (40.2 sq.m.) approx.



2nd Floor
275 sq.ft. (25.5 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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