



7 Glanlliedi Terrace, Llanelli, Carmarthenshire SA14 8BB £159,995

Welcome to Glanlliedi Terrace, Felinfoel, Llanelli, this terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and convenient home. The property boasts three well-proportioned reception rooms, providing ample space for relaxation and entertaining guests. With two double inviting bedrooms, this residence is perfect for small families or those looking to downsize. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for everyday living. Additionally, the property includes parking a garage to the rear, a valuable asset in this area. One of the standout features of this home is its easy access to the M4 motorway, making commuting to nearby towns and cities a breeze. In summary, this terraced house on Glanlliedi Terrace is an ideal choice for first-time buyers looking for a well-appointed home in a desirable location. With its spacious living areas, modern amenities, and excellent transport links, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home. Energy Rating - C, Tenure - Freehold, Council Tax Band B. No onward chain.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Coved and smooth ceiling, tiled floor, stained glass interior door leading into:

Entrance Hallway

Picture rail, laminate wood floor, stairs to first floor, radiator, under stairs storage cupboard.

Lounge 11'6 x 11'9 approx (3.51m x 3.58m approx)

Coved and textured ceiling, two recess alcoves, tiled fireplace, radiator, uPVC double glazed window to front.

Sitting Room 11'9" x 12'2" approx (3.60 x 3.71 approx)

Coved ceiling, radiator, two recess alcoves with storage cupboards, uPVC double glazed entrance door.

Dining Room 11'7 x 11'3 approx (3.53m x 3.43m approx)

Coved and textured ceiling, radiator, laminate wood floor, window to side.

Kitchen 8'1 x 11'0 x 12'5 (I-shaped) approx (2.46m x 3.35m x 3.78m (I-shaped) approx)

A fitted kitchen comprising of matching wall and base units with work surface over, smooth ceiling, spotlights, four ring electric hob with extractor hood over, eye level electric oven, one and half stainless steel sink unit with mixer tap, radiator, uPVC double glazed sliding doors to utility room, uPVC double glazed doors to rear garden, tiled floor.

Cloakroom

A two piece suite comprising of wall mounted wash hand basin, low level W.C., smooth ceiling, radiator, tiled floor, extractor fan, uPVC double glazed window to rear.

Utility Room

Plumbing for washing machine, space for tumble dryer, space for fridge freezer, single stainless steel sink unit with mixer tap, tiled floor, uPVC double glazed stable style entrance door to rear garden.

First Floor

Landing

Split landing, coved and textured ceiling, smoke detector, access to loft space, storage cupboard.

Bedroom One 17'3 x 11'4 approx (5.26m x 3.45m approx)

Coved ceiling, radiator, two uPVC double glazed windows to front.

Bedroom Two 12'5 x 11'3 approx (3.78m x 3.43m approx)

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

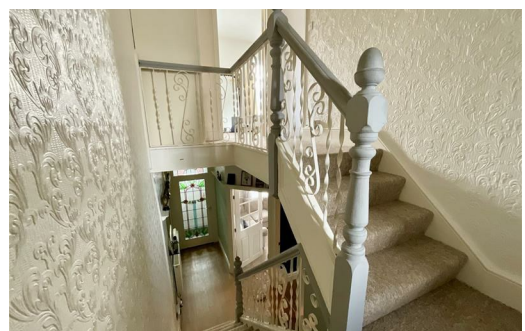
Family Bathroom 12'2 x 10'3 approx (3.71m x 3.12m approx)

A four piece suite comprising of shower in separate double shower enclosure, bath with hand held shower, low level W.C., pedestal wash hand basin, storage cupboard housing wall mounted boiler, radiator, tiled walls, vinyl tiled effect floor, uPVC double glazed with obscure glass window to rear, storage cupboard with shelving.

External

The rear garden is laid to lawn with gravelled stones. Two storage Sheds.

Detached Garage is accessed via the rear gate to the lane and the garage is opposite.



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Council Tax Band

We are advised the Council Tax Band is B

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		87	(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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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Ground Floor
759 sq.ft. (70.5 sq.m.) approx.



1st Floor
522 sq.ft. (48.5 sq.m.) approx.



Total Floor Area : 1281 sq.ft. (119.0 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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