Willow Estates



62 Old Road, Llanelli, SA15 3HP
Offers In The Region Of £400,000

Welcome to Old Road, Llanelli, this charming detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is perfect for those who require ample living space. Additionally, the property benefits from parking space for several vehicles, a valuable asset in this sought-after location. Situated in close proximity to the picturesque Parc Howard, residents can enjoy leisurely walks and outdoor activities in a beautiful setting. Furthermore, the easy access to Llanelli Town Centre means that shops, restaurants, and local amenities are just a short drive away, making daily life both convenient and enjoyable. This property is not only a home but also a lifestyle choice, offering a blend of comfort, space, and accessibility in a vibrant community. Whether you are a growing family or simply seeking a peaceful retreat, this house on Old Road is sure to meet your needs and exceed your expectations. Energy Rating - TBC, Council Tax Band - F, Tenure - Freehold







Ground Floor

Entrance
Access via composite entrance door leading into;

Entrance Porch
Stained glass uPVC double glazed window to front, original tiled floor, half glazed with stained glass window interior door leading into:

Entrance Hallway
Spacious hallway, smooth ceiling, radiator, wood floor, dado rail, storage cupboard with wall mounted boiler, stairs to first floor.

Cloakroom
A two piece suite comprising of wall mounted wash hand basin, low level W.C., smooth ceiling, tiled floor, uPVC double glazed stained glass window to front.

Lounge with Dining Area 21'2 x 13'1 aprox (6.45m x 3.99m aprox)
Coved ceiling, wood floor, wood fireplace with tiled hearth, two radiators, uPVC double glazed window to front, uPVC double glazed sliding doors to rear garden.

Sitting Room 18'9 (into bay) x 11'2 approx (5.72m (into bay) x 3.40m approx)
Coved ceiling, cream fireplace with marble hearth and electric coal effect fire set within, radiator, uPVC double glazed bay window to front.

Kitchen 16'6 x 9'8 approx (5.03m x 2.95m approx)
A fitted kitchen comprising of matching wall and base units with work surface over, coved and smooth ceiling, spotlights, single stainless steel sink with mixer tap, part tiled walls, electric four ring hob, space for fridge freezer, plumbing for washing machine, eye level electric oven and grill, uPVC double glazed window to rear, external door to rear garden, grey vinyl floor, radiator.

First Floor

Landing
uPVC double glazed stained glass window to front, dado rail, access to loft space, storage cupboard with shelving.

Bedroom One 21'3 x 13'1 approx (6.48m x 3.99m approx)
Coved ceiling, two radiators, uPVC double glazed window to rear, uPVC double glazed window to front, wash hand basin set in vanity unit.

Bedroom Two 17'2 (into bay) x 12'8 approx (5.23m (into bay) x 3.86m approx)
Coved ceiling, wash hand basin set in vanity unit with mirror, radiator, uPVC double glazed bay window to front.

Bedroom Three 10'5 x 11'2 approx (3.18m x 3.40m approx)
Coved ceiling, radiator, uPVC double glazed window to rear.

Bathroom 7'5 x 7'4 approx (2.26m x 2.24m approx)
A three piece suite comprising of bath, low level W.C., pedestal wash hand basin, tiled floor, radiator, uPVC double glazed window to rear, smooth ceiling

External
The front of the property benefits from Off Road Parking for several vehicles with lawned area, side driveway leads to the Detached Garage, Storage Shed and rear garden. The rear garden is laid to lawn with various shrubs and trees.

Council Tax Band
We are advised the Council Tax Band is F

Tenure
We are advised the tenure is Freehold

Property Disclaimer








35 Thomas Street, Llanelli, SA15 3JE
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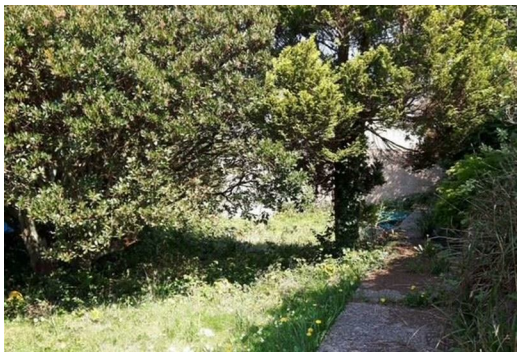
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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

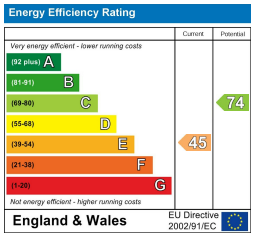


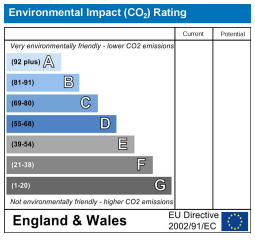












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GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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