



15 Llandafen Road, Llanelli, SA14 9BD
£74,995

Welcome to Llandafen Road in Llanelli, this terraced house presents a wonderful opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a comfortable reception room, the property offers a solid foundation for modern living. The house, while in need of some work, is brimming with potential. This property benefits from the local amenities that Llanelli has to offer, including shops and schools, making it an ideal choice for families or first-time buyers. If you are seeking a project that allows you to put your own stamp on a home, this property on Llandafen Road could be the perfect fit. Embrace the chance to invest in a property that, with a little effort, can become a delightful residence in a vibrant community. Energy Rating - D, Tenure - Freehold, Council Tax Band - B



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Lounge 11'8" x 7'6" approx (3.56 x 2.29 approx)

Laminate floor, two radiators, uPVC double glazed window to front, stairs to first floor with under stairs storage cupboard, inset spotlights.



Kitchen 12'0" x 7'6" approx (3.68 x 2.29 approx)

Fitted with a range of base units with worksurface over, stainless steel sink, electric oven, four ring gas hob, breakfast bar, plumbing for washing machine, space for tumble dryer, space for fridge freezer, uPVC double glazed window to rear, upVC double glazed entrance door to rear garden, wall mounted boiler.



First Floor

Landing

Coved ceiling, access to loft space, inset ceiling spotlights.



Bedroom One 11'8" x 7'6" approx (3.56 x 2.29 approx)

Radiator, uPVC double glazed window to rear

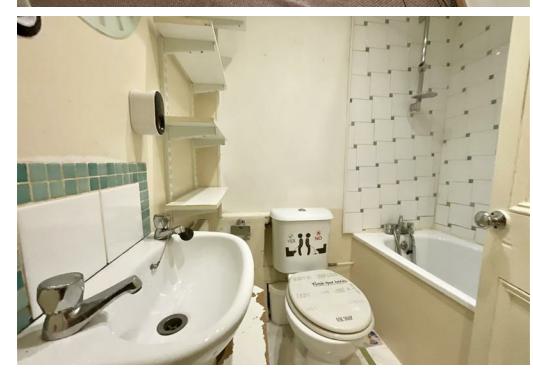
Bedroom Two 8'7" x 8'9" approx (2.64 x 2.67 approx)

Radiator, uPVC double glazed window to front.



Bathroom 5'8" x 4'9" approx (1.75 x 1.47 approx)

A three piece suite comprising of bath with shower over, low level W.C., pedestal wash hand basin, tiled walls, tiled floor, extractor fan, radiator, inset spotlights, radiator.



External

Rear enclosed garden.

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
Very energy efficient - lower running costs (92 plus)	A	91	
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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