Willow Estates

37 Pen Y Fon Street, Llanelli, SA15 2HY

£125,995

Welcome to Pen Y Fon Street. This delightful terraced house on Pen Y Fon Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a practical bathroom, ensuring that daily routines are both comfortable and efficient. The layout of the home is designed to maximise space and light, creating a pleasant living environment. There is also a garage ideal for parking or storage.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are a first-time buyer or looking to invest. With good Transport Links and access to the New Pentre Awel Lesiure Centre, its ideal.

Do not miss the chance to view this charming property, where you can envision your future in a welcoming and convenient setting. Tenure: Freehold EPC RATING: D, COUNCIL TAX BAND B NO CHAIN

Entrance
Via uPVC double glazed door into:

Hallway 5'9 x 15'07 approx (1.75m x 4.75m approx)
Textured and coved ceiling, radiator, laminate floor, stairs to First Floor, under stairs storage cupboard door into:

Living Room 11'61 x 14'5 approx (3.35m x 4.39m approx)
Textured and coved ceiling, uPVC double glazed window to front, feature fireplace with back boiler, laminate floor

Kitchen/Diner 8'96 x 17'9 approx (2.44m x 5.41m approx)
Plain ceiling, uPVC double glazed door to rear, uPVC double glazed window to rear. Kitchen comprising of wall and base units, tiled wall above, space for Gas cooker, space for washing machine, space for tumble dryer, sink unit with mixer tap over, tiled floor
Dining Area: uPVC double glazed patio door to rear, radiator, laminate floor

First Floor

Landing
Textured ceiling, smoke detector, access to loft

Bathroom 2'4 x 5'9 approx (0.71m x 1.75m approx)
Textured ceiling, tiled walls around, three piece suite comprising of bath, low level toilet, pedestal wash hand basin, laminate floor

Bedroom One 10'3 x 12'5 approx (3.12m x 3.78m approx)
Textured ceiling, coving, uPVC double glazed window to front, radiator

Bedroom Two 7'32 x 9'74 approx (2.13m x 2.74m approx)
uPVC double glazed window to front, storage cupboard

Bedroom Three 11'92 x 12'4 approx (3.35m x 3.76m approx)
Plain ceiling, coving, uPVC double glazed window to rear, radiator

External
To the front: laid to Lawn

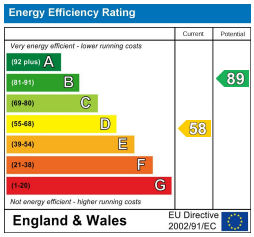
To rear: Three storage sheds one has plumbing, pedestrian side access leading to Garage, with up and over door. Patio doors leading to a patio. This leads on to pebbles and a wooden swing perfect for relaxing.

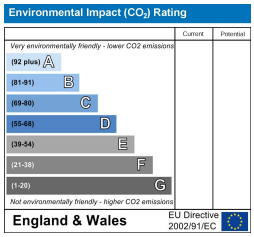
Property Disclaimer
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance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

Tenure
We are advised tenure is Freehold

Energy Rating
We are advised the Energy Rating is D

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





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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 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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