



58 Tanygraig Road, Llanelli, SA14 9LH £140,000

Welcome to Tanygraig Road in Llanelli, this delightful terraced Cottage style house presents an excellent opportunity for those seeking a comfortable family home. The property boasts three bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, ideal for entertaining or simply unwinding after a long day.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families or individuals looking to settle in a Village community. With its appealing features and prime location, this terraced house on Tanygraig Road is a wonderful opportunity for anyone looking to make a new home in Llanelli. Don't miss the chance to view this charming cottage style property and envision the possibilities it holds for you and your family. Tenure: Freehold, Energy Rating D, Council Tax Band B, Viewing A Must.



Entrance

Via uPVC double glazed front door, into

Vestibule 289 x 418 approx (88.09m x 127.41m approx)

Textured ceiling, tiled walls, laminate floor, doorway into:

Hallway 29 x 6'67 approx (8.84m x 1.83m approx)

Textured ceiling, smoke detector, stairs to First Floor, wood floor, radiator, door into

Lounge/Dining Area 11'3 x 20'08 approx (3.43m x 6.30m approx)

Textured and beamed ceiling, uPVC double glazed window t6o front, laminate floor, carpet to Lounge Area, uPVC double glazed window to rear, radiator , feature fireplace with marble back panel and hearth.

Kitchen/Diner 10'0 x 18'8 approx (3.05m x 5.69m approx)

Textured ceiling, kitchen comprising of wall and base units, complimentary work surface over, uPVC double glazed window to side, x Two uPCV double glazed door to side, uPVC double glazed Window to rear, space for washing machine, space for tumble dryer, space for cooker, extractor hood over, tiled walls around, space for fridge freezer, radiator, under stairs storage cupboard, wood panel walls, laminate floor and vinyl floor.

FIRST FLOOR

Landing (Split) 6'0 2'9 x 20'8 approx (1.83m 0.84m x 6.30m approx)

Textured ceiling, split landing to front and rear, attic access

Bedroom One 8'98 x 15'2 approx (2.44m x 4.62m approx)

Textured ceiling, Two uPVC double glazed window to front, radiator

Bedroom Two 8'68 x 10'8 approx (2.44m x 3.25m approx)

Textured ceiling, uPVC double glazed window to rear, storage cupboard, combi boiler within, radiator

Bedroom Three 9'8 x 9'95 approx (2.95m x 2.74m approx)

Textured ceiling, uPVC double glazed window to rear, radiator

Bathroom 4'3 x 8'2 x 6'4 approx (1.30m x 2.49m x 1.93m approx)

Textured ceiling, uPVC double glazed window to side x Two, low level toilet, bath with screen to side, tiled walls around, pedestal wash hand basin with Vanity unit, radiator, laminate floor.

External

To Rear: steps lead up to a tiered Garden with various levels, mature trees and shrubs, back access to rear lane via a gate.

Tenure

We are advised Tenure is Freehold

Energy Rating

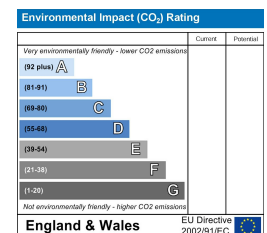
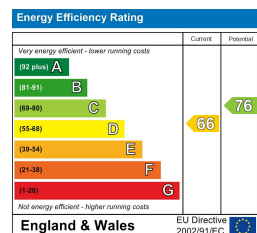
Energy Rating TBC

Council Tax Band

Council Tax Band TBC

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



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GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 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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