



34 Marble Hall Road, Llanelli, Carmarthenshire SA15 1NN
£99,950

Located on Marble Hall Road in Llanelli, this terraced house presents a wonderful opportunity for those looking to create their ideal home. With two well-proportioned bedrooms and a comfortable reception room, the property offers a solid foundation for modern living. This home is in need of refurbishment, allowing you the freedom to design and renovate according to your tastes and preferences. Whether you envision a contemporary style or a more traditional aesthetic, the potential is vast. Additionally, the property benefits from parking to the rear, a valuable asset in this desirable area. With no chain involved, you can enjoy a smooth and swift transition into your new abode. Marble Hall Road is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is not just a house; it is a canvas awaiting your creativity. Embrace the chance to make it your own and schedule a viewing today.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into::

Lounge with Dining Area 21'6" x 14'7" approx (6.57 x 4.45 approx)

Two radiators, uPVC double glazed windows to front and rear, gas coal effect fire set in stone fire surround, under stairs storage cupboard, stairs to first floor.

Kitchen 13'7" x 7'7" approx (4.15 x 2.33 approx)

A fitted kitchen comprising of matching wall, display and base units with work surface over, textured ceiling, laminate wood floor, one and half stainless steel sink unit with mixer tap, part tiled walls, plumbing for washing machine, space for fridge, space for cooker, uPVC double glazed window to side.

Inner Porch

Laminate wood floor, storage cupboard housing wall mounted boiler, uPVC double glazed entrance door to rear garden.

Family Bathroom 6'1" x 7'3" approx (1.87 x 2.21 approx)

A three piece suite comprising of bath, wash hand basin, low level W.C., , radiator, laminate wood floor, uPVC double glazed window to rear.

First Floor

Landing

Access to loft space

Bedroom One 14'9" x 8'7" approx (4.51 x 2.64 approx)

Radiator, built in wardrobes, uPVC double glazed window to front.

Bedroom Two 12'0" x 11'6" approx (3.67 x 3.52 approx)

Radiator, uPVC double glazed window.

External

The rear enclosed garden is laid mainly lawn with patio area and Storage Shed.

Garage

With double steel doors

Tenure

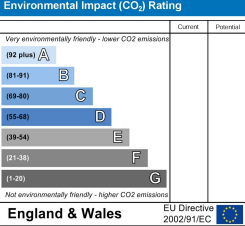
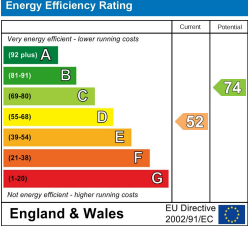
We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

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



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 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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