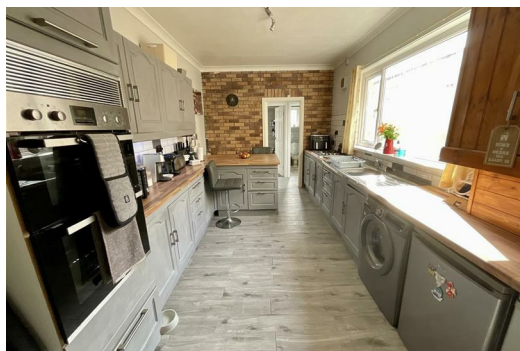




18 Tyisha Road, Llanelli, Carmarthenshire SA15 1RW
£139,995

Located on Tyisha Road in Llanelli, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike.

The property has three bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, ensuring that you can entertain with ease, with a downstairs bathroom and separate W.C, the layout of the home is both practical and welcoming, making it an ideal choice for those seeking comfort and functionality. Additionally, the property includes parking at the rear, a valuable asset in this bustling area. The location is well-connected, offering easy access to local amenities, schools, and transport links, making it a prime spot for those who appreciate convenience. This terraced house on Tyisha Road is not just a place to live; it is a place to create lasting memories. Viewing is Highly Recommended, Do not miss the chance to make this lovely house your new home. NO CHAIN EPC C Tenure: Freehold, Council Tax Band B.



Entrance:

Via uPVC door into:

Vestibule:

Coved ceiling, tiled floor, door into:

Hallway:

Coved ceiling, radiator, stairs to first floor, door into:

Lounge/Diner: 22'1 x 11'9 approx (6.73m x 3.58m approx)

Plain and coved ceiling, uPVC double glazed window to front, uPVC double glazed patio doors to rear, radiators, laminate flooring. Recess alcove, feature fireplace with stone surround.

Kitchen: 15'6 x 9' approx (4.72m x 2.74m approx)

Plain ceiling, uPVC double glazed window to side , radiator, laminate flooring. Range of wall and base units with complimentary work surface over, stainless steel sink unit with double drainer and mixer tap, four ring gas hob, integrated electric oven and grill, space for under counter fridge freezer and washing machine. Breakfast bar, under stairs storage cupboard, door into:

Rear Hallway:

Access to loft, uPVC double glazed door to side, laminate floor, storage cupboard, doors into:

Bathroom: 6'3 x 5'8 approx (1.91m x 1.73m approx)

Plain and coved ceiling, obscured uPVC double glazed window to rear, tiled walls, radiator, laminate floor, bath with shower over, pedestal wash hand basin,.

W.C. 6'3 x 2'3 approx (1.91m x 0.69m approx)

Plain and coved ceiling, obscured uPVC double glazed window to rear, part tiled walls, radiator, laminate floor,

First Floor:

Landing:

Coved ceiling, Access to loft, uPVC double glazed window to rear,

Bedroom One: 10'9 x 8'6 approx (3.28m x 2.59m approx)

uPVC double glazed window to front, radiator,

Bedroom Two: 10'6 x 9'8 approx,

Textured ceiling, uPVC double glazed window to rear radiator,wood floorboards

Bedroom Three: 7'8 x 6'6 approx (2.34m x 1.98m approx)

uPVC double glazed window to front, radiator,

External

Forecourt to front, to the rear of the property is an enclosed garden, with a patio area, steps lead up to a further area and access to off road parking (former garage,) with up and over door.

Council Tax Band:

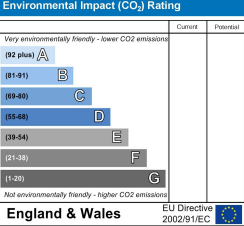
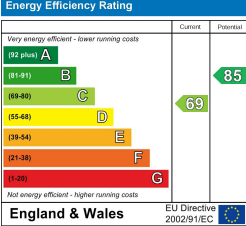
We are advised that the property is band B

Tenure:

We are advised that the property is freehold.

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



1ST FLOOR



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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