



1 Glasfryn Terrace, Llanelli, SA15 3RN £110,000

Welcome to Glasfryn Terrace, Llanelli, a three bedroom semi detached property which presents an excellent opportunity for first-time buyers seeking a project to make their own. The property features two reception rooms, providing ample space for both relaxation and entertaining. With three bedrooms, there is plenty of room for a growing family or for those who desire extra space for guests or a home office. This home is not of traditional construction, which may appeal to those looking for something a little different. Although it is in need of modernising, this presents a fantastic opportunity to create a living space that reflects your style and preferences. Externally the property has a good size rear garden. Importantly, the property is offered with no chain, allowing for a smooth and straightforward purchase process. Whether you are looking to invest in your first home or seeking a project to transform, this property on Glasfryn Terrace is a promising choice. Embrace the chance to breathe new life into this charming residence and make it your own. Energy Rating - F, Council Tax Band - B, Tenure - Freehold



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hall

Stairs to first floor

Sitting Room 12'4 x 9'4 approx (3.76m x 2.84m approx)

Radiator, uPVC double glazed window to front.

Lounge 16'10 x 12'0 approx (5.13m x 3.66m approx)

Picture rail, radiator, wall mounted gas fire, uPVC double glazed window to rear, uPVC double glazed window to front.

Kitchen 16'1 x 7'1 approx (4.90m x 2.16m approx)

A fitted kitchen comprising of wall and base units with work surface over, part tiled walls, space for under counter fridge, space for cooker, space for freezer, tiled effect vinyl floor, single stainless steel sink unit with mixer tap, plumbing for washing machine, under stairs storage cupboard, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden, uPVC double glazed window to side.

First Floor

Landing

Access to loft space, radiator, uPVC double glazed window to rear, storage cupboard with shelving.

Bedroom One 10'11 x 11'7 approx (3.33m x 3.53m approx)

Airing cupboard with shelving, built in wardrobes, uPVC double glazed window to front, doorway into a dressing area with storage cupboard and uPVC double glazed window to front.

Bedroom Two 12'4 x 9'4 approx (3.76m x 2.84m approx)

Built in wardrobes with sliding doors, radiator, uPVC double glazed window to front.

Bedroom Three 9'3 x 7'3 approx (2.82m x 2.21m approx)

Coved ceiling, uPVC double glazed window to rear.

Shower Room 8'9 x 5'3 approx (2.67m x 1.60m approx)

A three piece suite comprising of pedestal wash hand basin, low level W.C., walk in shower, tiled walls, uPVC double glazed window to rear.

Externally

The front of the property is laid to lawn with side pedestrian access which leads to a good size rear garden. The enclosed rear garden is laid to lawn with three storage sheds.

Council Tax Band

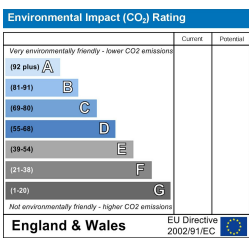
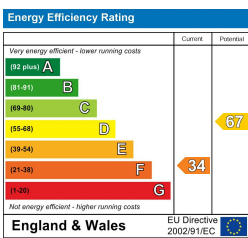
We are advised the Council Tax Band is C

Tenure

We are advised the tenure 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
476 sq.ft. (44.3 sq.m.) approx.



1st Floor
483 sq.ft. (44.9 sq.m.) approx.



Total Floor Area : 959 sq.ft. (89.1 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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