



27 Stryd Bennett, Llanelli, SA15 4DJ £163,995

Welcome to the charming area of Stryd Bennett, Llanelli, this delightful terraced house offers a perfect blend of modern living and comfort. Built around 2016, the property boasts a contemporary design and is well-suited for those seeking a stylish yet practical home.

The house features two inviting bedrooms, providing ample space for relaxation and rest. The layout includes a well-appointed reception room, ideal for entertaining guests or enjoying quiet evenings at home. With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly managed. One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in many urban settings. This added convenience enhances the appeal of the home, making it suitable for families or professionals alike.

The location in Llanelli offers a vibrant community atmosphere, with local amenities, parks, and schools within easy reach. This property is perfect for those looking to enjoy the benefits of modern living in a friendly neighbourhood.

In summary, this terraced house on Stryd Bennett is an excellent opportunity for anyone seeking a contemporary home in a desirable location. With its thoughtful design, ample parking, and proximity to local conveniences, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home. Energy rating-TBC Council Tax- We are advised is band B Tenure- We are advised the tenure is freehold although we are advised there is a maintenance charge of approximately £62 per annum.



Entrance

Access via uPVC entrance door leading into:

Entrance Hallway 4'06*9'07 (1.37m*2.92m)

Smooth ceiling, storage cupboard, smoke detector, radiator, carpeted flooring.

Cloakroom 2'09*5'11 (0.84m*1.80m)

Two piece suite compromising of low level W.C and wash basin, smooth ceiling, extractor fan, partly tiled walls, vinyl wood effect flooring.

Kitchen 9'02*6'01 (2.79m*1.85m)

A fitted kitchen compromising of matching wall and base units with complimentary work surface over, boiler housed in wall unit, smooth ceiling, one and a half stainless steel sink with mixer tap, four ring gas hob with extractor hood over, electric oven, plumbing for washing machine, space for fridge/freezer, radiator, uPVC double glazed window to the front, vinyl wood effect flooring.

Lounge 14*12'10 (4.27m*3.91m)

Smooth ceiling, two radiators, uPVC double glazed french doors leading to rear garden,carpeted flooring.

Landing 4'07*6'05 (1.40m*1.96m)

Smooth ceiling, smoke detector, access to loft space, carpeted flooring.

Bedroom One 11'04*12'10 (3.45m*3.91m)

Smooth ceiling, two double glazed uPVC window to rear, storage cupboard, radiator, carpeted flooring.

Bedroom Two 6'04*11'00 (1.93m*3.35m)

Smooth ceiling, radiator, uPVC double glazed window to front, carpeted flooring.

Family Bathroom 6'02*6'01 (1.88m*1.85m)

A white three piece suite compromising of low level W.C, pedestal wash basin and bath with over head shower, smooth ceiling, extractor fan, radiator, partly tiled walls, uPVC obscure window to front.

External

The front of the property is laid to lawn with various shrubs.

The rear enclosed garden is south facing, laid mainly to lawn with a paved area, rear pedestrian access leading to allocated parking for two vehicles.

Tenure

We are advised the tenure is freehold although we are advised there is a maintenance charge of approximately £62 per annum.

Council Tax

We are advised the council tax is band B.

Property Disclaimer

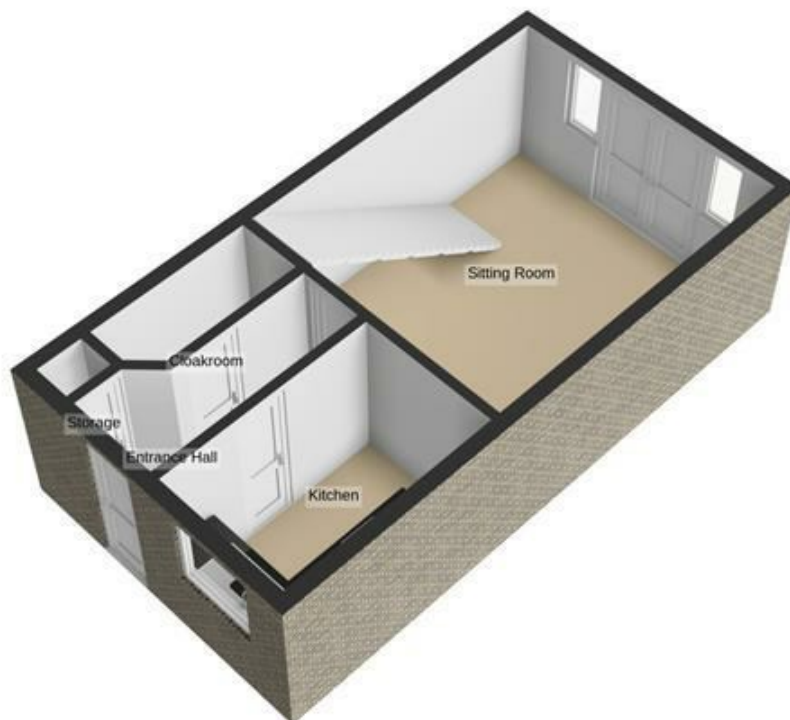
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical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



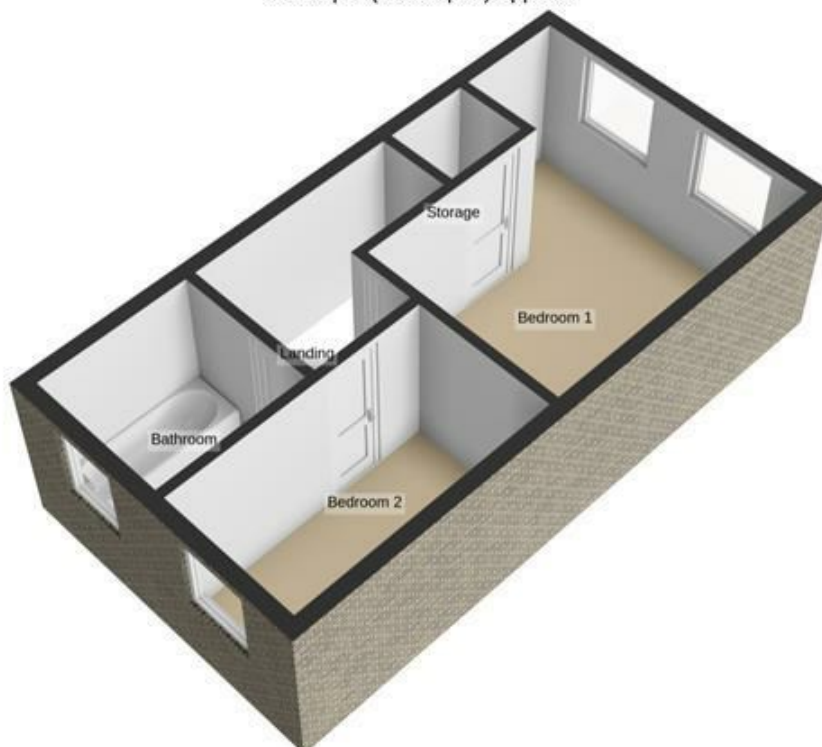
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
280 sq.ft. (26.0 sq.m.) approx.



1st Floor
280 sq.ft. (26.0 sq.m.) approx.



Total Floor Area : 560 sq.ft. (52.0 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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