



66 Glyncoed Terrace, Llanelli, Carmarthenshire SA15 1EZ

£189,995

Nestled in the Halfway Area of Llanelli, this delightful well presented terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a loft room, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests. The house boasts a cloak room to the first floor and downstairs bathroom, ensuring that morning routines run smoothly and providing ample facilities for family living. The design of the property maximises space and light, creating a pleasant environment throughout. One of the standout features of this home is the garden and parking provision at the rear, a valuable asset in this area. This convenience allows for easy access and peace of mind, particularly in a bustling neighbourhood. Glyncoed Terrace is situated in a friendly community, with local amenities and transport links nearby. This property presents a wonderful opportunity for anyone looking to settle in a vibrant part of Llanelli. Whether you are a first-time buyer or seeking a family home, this terraced house is sure to meet your needs. Don't miss the chance to make this lovely property your own. EPC: D, Tenure: Freehold Council Tax Band: B.



Entrance:

Via composite door into :

Entrance Hallway:

Tongue and groove ceiling, radiator, laminate flooring, double doors into:

Lounge: 22'3" x 18'3" (max) x 15'5" min approx (6.79 x 5.57 (max) x 4.71 min approx)

Smooth ceiling, uPVC double glazed window to front, glass window into kitchen, wall mounted vertical radiator, laminate flooring, feature panelled walls with storage space. cupboards, stairs to first floor, opening into:

Kitchen: 13'1" x 11'10" approx (4 x 3.61 approx)

Smooth and coved ceiling, access to loft, radiator, laminate flooring, range of wall and base units with complimentary work surfaces over, wood panelled splash back, space for cooker, splash back behind and extractor fan, over, one and a half sink unit with mixer taps, tiled wall behind. Space for fridge freezer, space for washing machine, space for tumble drier, wall cupboard housing wall mounted boiler. Door into:

Bathroom: 8'2" x 6'7" approx (2.51 x 2.02 approx)

Panelled ceiling, obscured uPVC double glazed window to rear,radiator linoleum flooring, , corner bath, low level W.C , pedestal wash hand basin, shower cubicle with respatex panelled walls.

Landing:

Panelled ceiling, doors into:

Bedroom One: 10'9" x 10'1" approx (3.29 x 3.09 approx)

Perspex panelled ceiling, , uPVC double glazed window to front, radiator, part acoustic wall panels.

Bedroom Two: 10'9" x 8'5" approx (3.29 x 2.59 approx)

Perspex panelled ceiling, uPVC double glazed window to rear, radiator, feature wood panelled walls with built in wardrobe.

Bedroom Three: 10'0" x 7'0" approx (3.07 x 2.15 approx)

Panelled and coved ceiling, uPVC double glazed window to front, radiator,

Cloakroom: 7'7" x 8'8" approx (2.32 x 2.65 approx)

Textured ceiling, extractor fan, linoleum flooring, part tiled walls, feature wood panelled wall, low level W.C , pedestal wash hand basin, stairs to loft room.

Loft Room: 18'6" x 9'8" approx (5.64 x 2.96 approx)

Sooth ceiling, spotlights, uPVC double glazed window to rear, electric heater, eaves storage .

External:

To the front of the property is a small forecourt up to the property. To the rear is a good size enclosed garden, with a sheltered pergola with perspex roof and artificial lawn, a patio area, further artificial lawn area, grass lawned area and path leading down to a summer house/mancave(with electric) entertainment area. Gated pedestrian access leads to parking at the rear of the property.

Tenure:

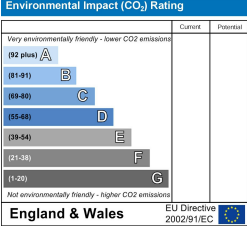
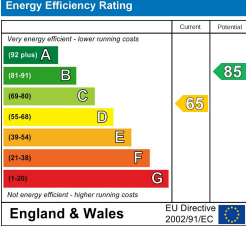
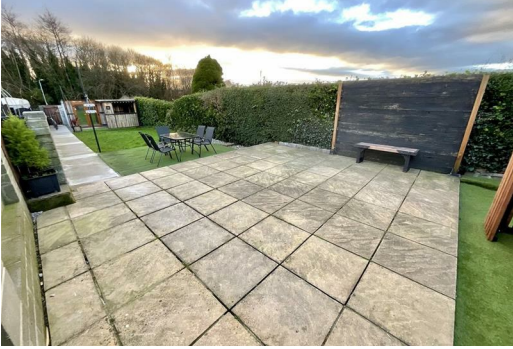
We are advised that the property is Freehold.

Council Tax Band:

We are advised that the property is Council Tax 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



GROUND FLOOR



1ST FLOOR



2ND FLOOR
235 sq.ft. (21.8 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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