Willow Estates



81 Old Castle Road, Llanelli, Carmarthenshire SA15 2SN
£169,995

Welcome to Old Castle Road in Llanelli, this delightful three bedroom end terrace house presents an excellent opportunity for first-time buyers. Recently refurbished to a high standard, the property boasts a fresh and modern interior that is sure to impress. One of the standout features of this property is its prime location. Situated close to Llanelli town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making daily life convenient and enjoyable. Additionally, the property is offered with no chain, allowing for a smooth and straightforward purchasing process. We highly recommend viewing this lovely home to fully appreciate its charm and potential. Whether you are looking to settle down or invest, this property is a fantastic choice in a vibrant community. Energy Rating - C, Tenure - Freehold, Council Tax Band - B







Ground Floor

Entrance
Access via uPVC double glazed entrance door leading into:

Vestibule
Smooth ceiling, radiator, grey laminate effect flooring, interior door into:

Entrance Hallway
Smoke detector, smooth ceiling, radiator, grey laminate effect flooring, stairs to first floor.

Lounge with Dining Area 20'8 x 11'10 approx (6.30m x 3.61m approx)
Smooth ceiling, two radiators, uPVC double glazed with obscure glass window to side, uPVC double glazed tilt'n'turn window to front.

Kitchen 16'6 x 12'11 approx (5.03m x 3.94m approx)
A newly fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, spotlights, part tiled walls, one and half stainless steel sink unit with mixer tap, grey laminate effect flooring, radiator, two uPVC double glazed with obscure glass window to side, electric hob with extract fan over, electric oven, integrated dishwasher, integrated fridge freezer, skylight, two radiators, uPVC double glazed entrance door.

Utility Room
Fitted with matching wall and base units with complimentary work surface, smooth ceiling, smoke detector, single stainless steel unit with mixer tap, space for tumble dryer, plumbing for washing machine, wall mounted boiler, grey laminate effect flooring, storage cupboard with shelving and radiator.

Bathroom 5'9 x 7'11 approx (1.75m x 2.41m approx)
A white three piece suite comprising of pedestal wash hand basin, bath with shower over, low level W.C., smooth ceiling, tiled walls, radiator, grey laminate effect flooring, uPVC double glazed with obscure glass window to rear.

First Floor

Landing
Smooth ceiling, smoke detector, access to loft space via pull down ladder.

Bedroom One 13'8 x 8'3 approx (4.17m x 2.51m approx)
Smooth ceiling, radiator, uPVC double glazed tilt'n'turn window to front.

Bedroom Two 11'10 x 8'5 approx (3.61m x 2.57m approx)
Smooth ceiling, radiator, uPVC double glazed tilt'n'turn window to rear.

Bedroom Three 10'3 x 6'8 approx (3.12m x 2.03m approx)
Smooth ceiling, radiator, uPVC double glazed tilt'n'turn window to front

External
The rear of the property is paved with side pedestrian access.

Council Tax Band
We are advised the Council Tax Band is B

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

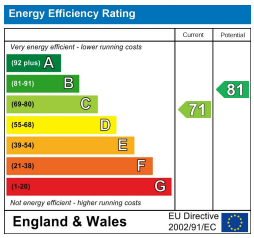


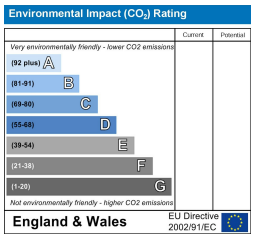






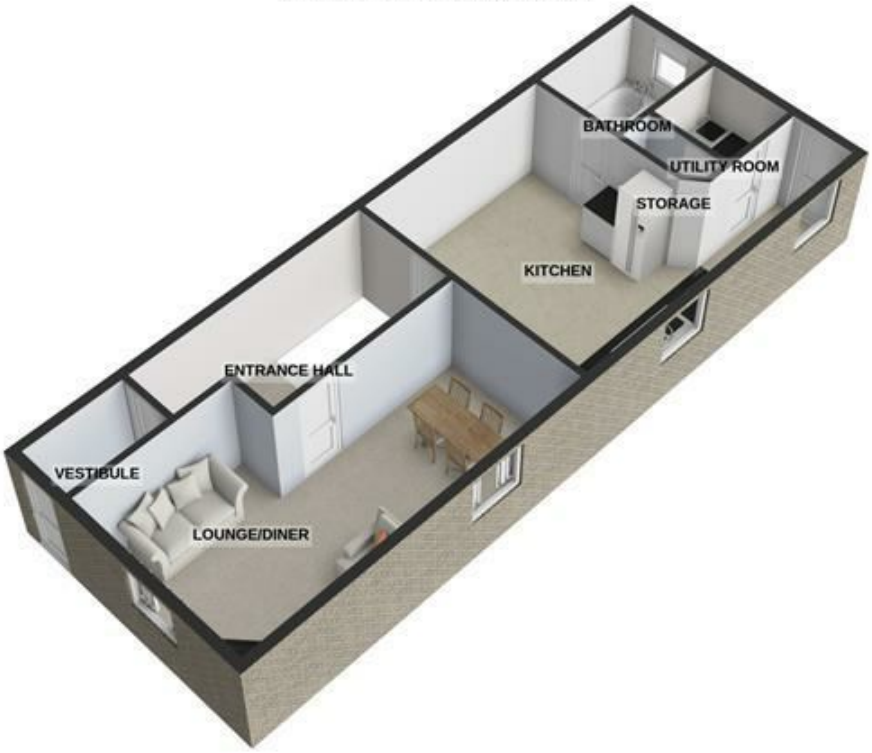






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GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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