



37 Bassett Terrace, Llanelli, SA15 4DU
£174,995

Welcome to Bassett Terrace in the popular village of Pwll, this terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it easy to host friends and family. A south-facing garden at the rear of the property invites plenty of natural light, creating a warm and welcoming outdoor space for gardening, play, or simply enjoying the sunshine. For those with vehicles, the property includes off-road parking to the rear, providing added convenience and security. Overall, this terraced house in Bassett Terrace is a wonderful opportunity for anyone looking to settle in a vibrant community, with easy access to local amenities and transport links. Don't miss the chance to make this lovely property your new home. Energy Rating - TBC, Council Tax Band - B, Tenure - Freehold.



Ground Floor

Entrance

Access via uPVC entrance door, leading into:

Vestibule

Coved and smooth ceiling, tiled floor, stained glass interior door leading into:

Entrance Hallway

Coved and smooth ceiling, smoke detector, stairs to first floor, laminate wood floor, under stairs storage cupboard.



Lounge 12'5 x 11'0 approx (3.78m x 3.35m approx)

Coved and smooth ceiling, laminate wood floor, tiled fire surround with feature fire set within, two recess alcoves, radiator, uPVC double glazed window to front.



Sitting Room 9'0 x 12'6 approx (2.74m x 3.81m approx)

Coved and smooth ceiling, two recess cupboards, laminate wood floor, radiator, uPVC double glazed window.

Kitchen with Breakfast Area 14'9 x 15'4 x 9'6 (l-shaped) approx (4.50m x 4.67m x 2.90m (l-shaped) approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, dado rail, storage cupboard, laminate wood floor, space for table and chairs, part tiled wall, Belfast style sink with mixer tap, plumbing for dishwasher, plumbing for washing machine, space for cooker, space for under counter fridge, space for under counter freezer, recess storage cupboard with shelving, radiator, uPVC double glazed French Doors to rear garden.

Inner Hall

Coved and smooth ceiling, laminate wood floor, uPVC double glazed entrance door leading to raised patio area.



Wet Room 7'4 x 4'9 approx (2.24m x 1.45m approx)

Walk in shower, pedestal wash hand basin, low level W.C., coved and smooth ceiling, tiled walls, tiled floor, radiator, uPVC double glazed window to rear.



First Floor

Landing

Split landing, smooth ceiling, smoke detector, access to loft space.

Bedroom One 15'8 x 11'3 approx (4.78m x 3.43m approx)

Coved and smooth ceiling, two radiators, feature fire place, two uPVC double glazed windows to front.



Bedroom Two 8'6 x 9'6 approx (2.59m x 2.90m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to rear.

Bedroom Three 9'6 x 9'0 approx (2.90m x 2.74m approx)

Coved and smooth ceiling, storage cupboard housing wall mounted boiler and shelving, radiator, uPVC double glazed window to side.



External

The rear enclosed south facing garden benefits from a raised patio area with steps leading to a lawned area with further patio area. There is a further covered area which is laid with paving and boasts a pizza oven, good size seating area and sink. Rear pedestrian access leads to the rear lane where there is a space for Off Road Parking.

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is 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	

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GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.5 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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