



## 39 Ropewalk Road, Llanelli, SA15 2AG £129,995

Welcome to Ropewalk Road in Llanelli, this terraced house presents an excellent opportunity for first-time buyers or savvy investors. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household. One of the standout features of this home is the loft room, which adds versatility and potential for further development, whether as an additional bedroom, a home office, or a creative space. The property also benefits from parking for one vehicle, a valuable asset in this bustling area. While the house is in need of some updating, it presents a blank canvas for those looking to put their personal touch on their new home. With no onward chain, you can move in and start making it your own without delay. This property is ideally situated, offering easy access to local amenities and transport links, with the new Pentre Awel leisure facility within walking distance, making it a perfect choice for those seeking convenience and community. Don't miss the chance to view this promising house and make it your home. EPC:D, Tenure: Freehold, Council Tax Band: B.





**Entrance:**  
Via uPVC entrance door into:

**Vestibule:**  
Tongue and groove ceiling and walls, parquet flooring, door into:

**Entrance Hallway:**  
Coved and textured ceiling, radiator, linoleum flooring, stairs to first floor, doors into:

**Sitting Room: 10'10 x 12 approx (3.30m x 3.66m approx)**  
Smooth and coved ceiling, dado rail, uPVC double glazed window to front, radiator, linoleum flooring feature fireplace, internal glass partition window.

**Lounge: 10' x 13 approx (3.05m x 3.96m approx)**  
Smooth and coved ceiling, uPVC double glazed window to rear, radiator, linoleum flooring, feature fireplace with surround.

**Kitchen: 15' x 9'6 approx (4.57m x 2.90m approx)**  
Coved and textured ceiling, uPVC double glazed window to side, tiled walls, tiled floor, radiator. A range of wall and base units with complimentary work surfaces over, space for cooker, extractor fan over, ceramic sink unit with mixer tap and drainer, space for dishwasher, under stairs storage area.

**Utility Room: 5'3 x 9'6 approx (1.60m x 2.90m approx)**  
Tongue and groove ceiling and walls, uPVC double glazed window to rear, uPVC double glazed door to side, tiled floor. Wrotop with plumbing underneath for washing machine.

**First Floor:**

**Landing:**  
Coved ceiling, access to loft, smoke alarm doors into:

**Bedroom One: 15' x 9'10 approx (4.57m x 3.00m approx )**  
Coved and textured ceiling two uPVC double glazed windows to side, radiator, wall mounted boiler.

**Bedroom Two: 11' x 8' approx (3.35m x 2.44m approx )**  
Coved and textured ceiling uPVC double glazed window to front, radiator, laminate flooring, built in wardrobe and storage,

**Bedroom Three: 11' x 7' approx (3.35m x 2.13m approx)**  
Coved and textured ceiling uPVC double glazed window to front, radiator, built in wardrobe and overhead cupboards, stairs to

**Loft Room: 14'4 x 15'10 approx**  
Smooth ceiling, 2 Velux windows, eaves storage .

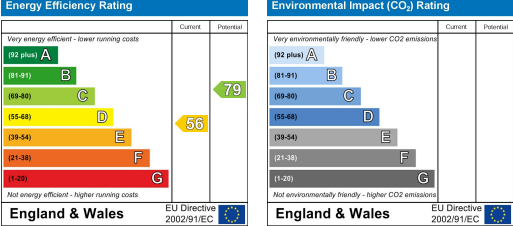
**Bathroom: 7' x 9' approx (2.13m x 2.74m approx)**  
Smooth ceiling, obscured uPVC double glazed window to rear, tiled walls, radiator, tiled floor, ow level W.C , pedestal wash hand basin. bath with shower over. storage cupboard.

**External:**  
To the rear of the property is an enclosed garden, a gate leads to the patio area and garage. Gated rear pedestrian access.

**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



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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