



63 Coldstream Street, Llanelli, Carmarthenshire SA15 3BG
£139,995

Willow Estates have pleasure in offering for sale a Well Presented and Attractive THREE BEDROOM PLUS LOFT ROOM MID TERRACE House located close to Llanelli Town Centre and with easy access to Sandy Water Park, Llanelli Beach and Peoples Park. The Accommodation within comprises of Entrance Hallway, Lounge, Sitting Room, Dining Room, Kitchen, Utility Room, Separate W.C. Three Good Size Bedrooms and Family Bathroom to the First Floor Plus Loft Room. Externally the property has a rear yard and Garage. NO CHAIN. Energy Rating - E
VIEWING HIGHLY RECOMMENDED.



Entrance

Access via entrance door leading into:

Vestibule

Tiled floor, coved ceiling, dado rail, half glazed interior door leading into:

Entrance Hallway

Radiator, stairs to first floor, under stairs storage cupboard, exposed wooden floorboards, dado rail

Lounge 14'1 (into bay) x 13'6 approx (4.29m (into bay) x 4.11m approx)

Radiator, uPVC double glazed bay window to front, two recess alcove cupboards, coved ceiling.

Sitting Room 11'9 x 11'0 approx (3.58m x 3.35m approx)

Radiator, coved ceiling, uPVC double glazed window to rear.

Dining Room 15'2 x 10'4 approx (4.62m x 3.15m approx)

Radiator, coved and smooth ceiling, exposed wooden floorboards, uPVC double glazed French Doors to side.

Kitchen 10'1 x 9'6 approx (3.07m x 2.90m approx)

A fitted kitchen comprising of matching wall and base units with worksurface over, radiator, coved and smooth ceiling, five ring gas hob with extractor hood over, eye level double electric oven, space for fridge, space for freezer, part tiled walls, tiled floor, uPVC double glazed window to side, uPVC double glazed entrance door.

Utility Room

Plumbing for washing machine, space for tumble dryer, uPVC double glazed window to rear, tiled floor, smooth ceiling.

Separate W.C

A two piece suite comprising of wall mounted wash hand basin, low level W.C., smooth ceiling, wall mounted boiler, uPVC double glazed window to side, tiled floor.

First Floor

Landing

Smooth ceiling, dado rail, smoke detector, stairs to loft room.

Bedroom One 16'5 x 13'3 approx (5.00m x 4.04m approx)

Two uPVC double glazed windows to front, radiator, coved ceiling.

Bedroom Two 10'9 x 9'0 approx (3.28m x 2.74m approx)

uPVC double glazed window to rear, radiator, coved ceiling.

Bedroom Three 9'4 x 6'9 approx (2.84m x 2.06m approx)

uPVC double glazed window to side, radiator, storage cupboard, coved ceiling.

Family Bathroom 9'8 x 6'2 approx (2.95m x 1.88m approx)

A three piece suite comprising of low level W.C., pedestal wash hand basin, bath with shower over, coved and smooth ceiling, part tiled walls, part tongue and groove walls, vinyl tiled effect floor, radiator, uPVC double glazed window to rear.

Loft Room 13'4 x 14'1 approx (4.06m x 4.29m approx)

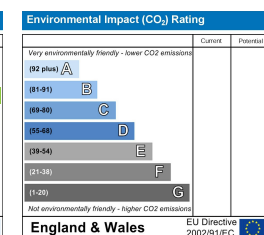
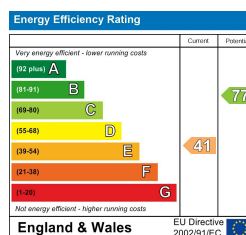
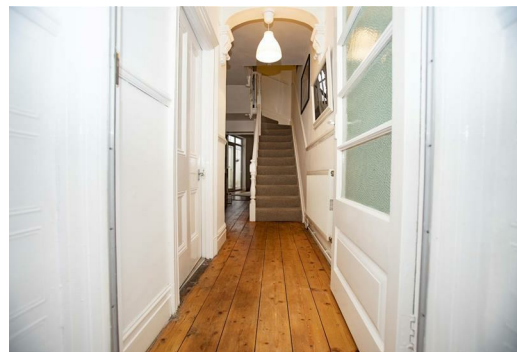
Two velux windows, eaves storage cupboards, radiator.

External

The front of the property benefit from a front forecourt. Rear yard with Garage.

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



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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.
Made with Metropix © 2021

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com