Willow Estates



10 Ffordd Aneurin, Llanelli, SA15 5DE

£160,000

Welcome to the charming village of Pontyberem, Llanelli, this delightful semi-detached house on Ffordd Aneurin offers a perfect blend of comfort and scenic beauty. The property boasts one spacious reception room plus a kitchen/diner, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, it is ideal for families or those seeking extra room for guests or a home office.

The house features a downstairs W.C plus first floor shower room, ensuring convenience for all occupants. One of the standout features of this property is the stunning views that can be enjoyed from various vantage points, allowing you to appreciate the natural beauty of the surrounding area.

Being chain-free, this home presents a hassle-free opportunity for prospective buyers, making it easier to move in and start creating lasting memories. Whether you are a first-time buyer or looking to relocate, this property is a wonderful choice that combines practicality with picturesque surroundings. Don't miss the chance to make this lovely house your new home. Council Tax Band-we are advised is band B.Tenure- we are advised is freehold. EPC-TBC.







Porch 3'10*5'07 (1.17m*1.70m)
uPVC construction with double glazed uPVC window around, tiled flooring,double glazed uPVC door leading into:

Hallway 4'11*6'06 (1.50m*1.98m)
Textured ceiling,smoke detector, stairway to first floor, laminate flooring.

Lounge 12'09*17'00 (3.89m*5.18m)
Coved textured ceiling, double glazed uPVC window to front and rear,radiator,electric fireplace, laminate flooring.

Kitchen/Diner 17'06*9'06 (5.33m*2.90m)
Textured ceiling, double glazed uPVC window to front and rear, upper and lower cabinets with complimentary work surface over,partly tiled, stainless steel sink unit with mixer tap, plumbing for washing machine, understairs storage cupboard, radiator, electric fire, laminate flooring.

Cloakroom 3*3'08 (0.91m*1.12m)
Textured coved ceiling, extractor fan, wash hand basin, W.C, laminate flooring.

First Floor

Landing 3'05*9'04 (1.04m*2.84m)
Textured coved ceiling, attic hatch, double glazed uPVC window, radiator.

Bedroom One 9'03*12'07 (2.82m*3.84m)
Textured coved ceiling, double glazed uPVC window to front, storage cupboard with shelving, radiator.

Bedroom Two 9'06*10 (2.90m*3.05m)
Textured ceiling, double glazed uPVC window to front, storage cupboard with shelving, radiator.

Bedroom Three 7'05*9'07 (2.26m*2.92m)
Coved ceiling, combi boiler housed in cupboard, double glazed uPVC window.

Shower room 6'05*7'01 (1.96m*2.16m)
Smooth ceiling, perspex panelling, walk in shower, wash hand basin, W.C, double glazed uPVC obscure window to rear, linoleum flooring.

External
Rear- Lawn area, patio area with glass house, storage sheds with electric, one housing outside W.C.

Front- Pebbled area with side access to rear garden.

Council Tax band
We are advised is band 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











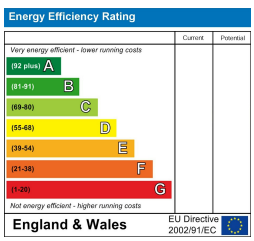

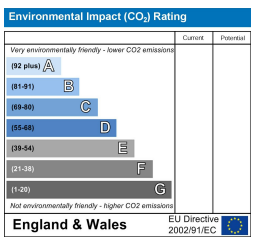

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GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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