Willow Estates



11 Frondeg Terrace, Llanelli, Carmarthenshire SA15 1PZ

£135,000

Welcome to Frondeg Terrace, Llanelli, this delightful terraced house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts three bedrooms, providing ample space for a growing family or the perfect setting for a home office. The inviting reception room offers a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. Additionally, there is parking available for one vehicle, a valuable asset in this area. With its appealing layout and potential, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate what this home has to offer. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this terraced house with NO CHAIN in Llanelli is sure to meet your needs. Don’t miss out on the chance to make this lovely house your new home. EPC: D, Tenure: Freehold, Council Tax Band B







Entrance:
Via uPVC door:

Entrance Hallway: 22'04*5'08 (6.81m*1.73m)
Smooth ceiling, stairway to first floor, smoke detector, radiator, under stairs storage cupboard, wall mounted electric fuse box, laminate flooring. Door leading into:

Lounge/Diner: 8'11*22'00 (2.72m*6.71m)
Smooth coved ceiling, double glazed uPVC window to the front and rear, two radiators, carpeted flooring.

Kitchen: 8'10*12'07 (2.69m*3.84m)
Smooth ceiling with spot lights, double glazed uPVC window to side, radiator, cupboard housing baxi boiler, upper and lower cabinets with complimentary work surface over, stainless steel sink with mixer tap, integrated electric oven with gas hob and extractor fan, space for fridge/freezer, partly tiled walls, laminate flooring.

Rear Hallway: 2'07*5'06 (0.79m*1.68m)
Double glazed uPVC back door, smooth ceiling, tiled walls, tiled flooring.

W.C: 2'06*5'01 (0.76m*1.55m)
Smooth ceiling, double glazed uPVC obscure window to rear, W.C, tiled walls, radiator, tiled flooring.

Bathroom: 6'05*10'11 (1.96m*3.33m)
Smooth ceiling with spot lights and attic hatch, bath, walk-in shower, wash hand basin, tiled walls, radiator, towel rail, wall cabinet, tiled flooring.

First Floor;

Landing: 13'03*5'08 (4.04m*1.73m)
Smooth ceiling with attic hatch, double glazed obscure window.

Bedroom One: 8'06*11'08 (2.59m*3.56m)
Smooth ceiling, double glazed uPVC window to front, radiator, shelving, carpeted flooring.

Bedroom Two: 9'11*9'03 (3.02m*2.82m)
Smooth coved ceiling, double glazed uPVC window to rear, wall mounted cabinets, radiator, carpeted flooring.

Bedroom Three: 6'06*8'05 (1.98m*2.57m)
Coved ceiling, double glazed uPVC window to front, carpeted flooring.

External:
Patio area with steps leading to a decked area with outdoor tap. Steps then leading to pebbled area and access to garage.

Garage: 14'07*17'03 (4.45m*5.26m)
Electric roller shutter, electric sockets.

Tenure:
We are advised that the property is freehold.

Council Tax Band
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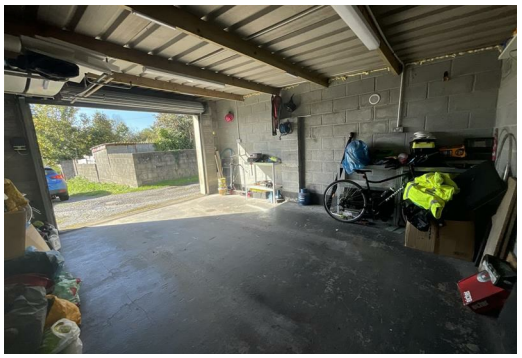
Property Disclaimer
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance 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

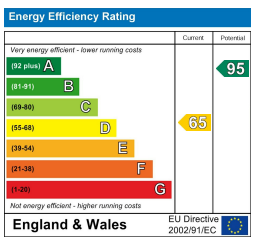


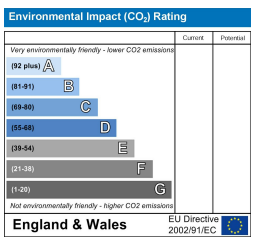












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GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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