Willow ESTATES

3 Lakeview Terrace, Llanelli, Carmarthenshire SA15 3DH
£179,995

Nestled in the charming village of Furnace in Llanelli, this delightful terraced house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home. The house features three inviting bedrooms, each designed to provide a restful retreat. The location of this property is particularly appealing, as it offers easy access to local amenities and transport links, making it an excellent choice for families and professionals alike. The surrounding area boasts a friendly community atmosphere, with parks and recreational facilities nearby, perfect for enjoying the outdoors. This terraced house in Lakeview Terrace is not just a home; it is a wonderful opportunity to embrace a lifestyle that balances comfort and accessibility. Tenure: Freehold, Energy Rating D, Council Tax Band C. Viewing Highly Recommended. No Onward Chain.

Ground Floor

Entrance
Via uPVC double glazed front door into:

Vestibule 3'8 x 3'7 approx (1.12m x 1.09m approx)
Plain and coved ceiling, laminate floor, wood and glazed door into:

Hallway 3'8 x 18'3 x 5'5 approx (1.12m x 5.56m x 1.65m approx)
Textured ceiling, stairs to First Floor, radiator, laminate floor, under stairs storage cupboard

Dining Room 12'4 x 9'5 approx (3.76m x 2.87m approx)
Plain and coved ceiling, ornate ceiling rose, feature fireplace, radiator, uPVC double glazed window to front

Lounge 10'7 x 11'2 approx (3.23m x 3.40m approx)
Tiled ceiling, feature fireplace, marble back panel and hearth, uPVC double glazed window to rear, Two alcoves, radiator

Living Room 9'6 x 12'6 approx (2.90m x 3.81m approx)
Coved ceiling, feature fireplace, marble hearth and back panel, laminate floor, uPVC double glazed patio doors into Conservatory, door into Kitchen.

Conservatory 5'3 x 14'3 approx (1.60m x 4.34m approx)
Of uPVC and brick construction, uPVC double glazed window to rear, radiator, laminate floor

Kitchen 10'5 x 17'15 approx (3.18m x 5.18m approx)
Plain and coved ceiling, uPVC double glazed window to rear, uPVC double glazed door to rear, Kitchen comprising of wall and base units with complimentary work surface over, one and a half sink unit with mixer tap over, space for Fridge Freezer, space for Oven, four gas ring hob with extractor hood over, tiled walls above, tiled floor radiator, opening into:

Rear Hallway 2'5 x 7'8 approx (0.74m x 2.34m approx)
Plain ceiling, access to loft, tiled floor, cupboard housing Combi Boiler, glazed wood door into:

Bathroom 4'7 x 9'0 approx (1.40m x 2.74m approx)
Plain ceiling, uPVC double glazed window to rear, low level toilet, pedestal wash hand basin, Perspex walls, radiator, tiled floor shower cubicle in glass enclosure.

First Floor

Landing 5'5 x 14'1 approx (1.65m x 4.29m approx)
Landing, smoke detector, access to loft, steps up to:

Bedroom One 10'2 x 11'7 approx (3.10m x 3.53m approx)
Tiled ceiling, uPVC double glazed window to rear side of Property, uPVC double glazed window to side, radiator x Two, Two storage cupboards.

Bedroom Two 10'3 x 10'9 approx (3.12m x 3.28m approx)
Tiled ceiling, uPVC double glazed window to rear, radiator

Bedroom Three 16'6 x 9'9 approx (5.03m x 2.97m approx)
Tiled and coved ceiling, uPVC double glazed window x Two to front, radiator

External
To Rear: Enclosed Garden with Patio area, Storage Shed with Power, Green House 10ft x 28ft, leading down to Garage of Block Construction 10ft x 18ft with Power.

Tenure
We are advised the Tenure is Freehold

35 Thomas Street, Llanelli, SA15 3JE
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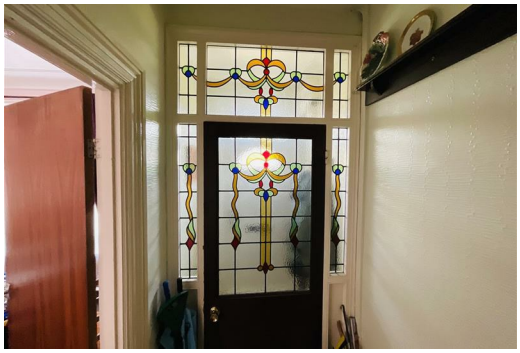
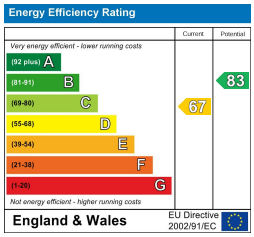
Council Tax Band

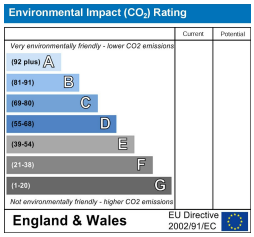
We are advised Council Tax Band is C

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, particuarly 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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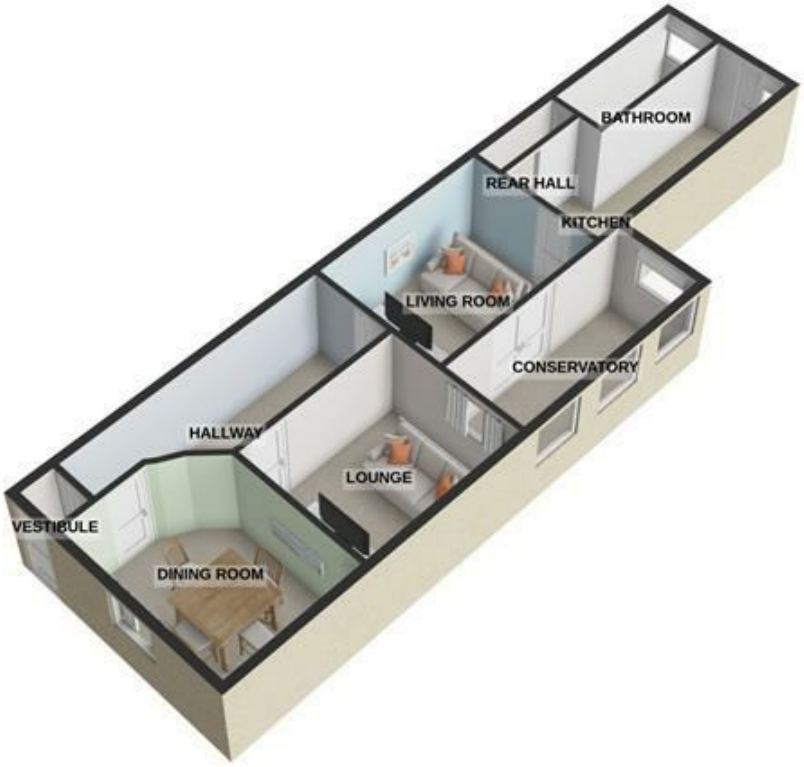
GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.8 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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