Willow Estates



St Pauls Cottage 24 Bigyn Park Terrace, Llanelli, Carmarthenshire SA15 1EQ
£149,995

Welcome to St Paul's Cottage, Bigyn Park Terrace, a charming detached house located in the heart of Llanelli. This delightful property is perfect for first-time buyers seeking a comfortable and inviting home.

As you enter, you will find a spacious reception room that offers a warm and welcoming atmosphere, ideal for relaxing or entertaining guests. The house features two double bedrooms, providing ample space for rest and personalisation.

One of the standout features of this property is that it comes with no chain, allowing for a smooth and straightforward purchasing process. This is particularly advantageous for those eager to move in without the delays often associated with property transactions. The property is close to local amenities, making it a practical choice for everyday living.

Energy Rating - TBC, Council Tax Band - B, Tenure - Freehold.







Ground Floor

Entrance
Access via uPVC double glazed entrance door leading into:

Vestibule
Smooth ceiling, laminate wood floor, half glazed interior door leading into:

Lounge with Dining Area 23'1 x 14'3 approx (7.04m x 4.34m approx)
Smooth ceiling, fire surround with marble effect hearth, two radiators, laminate wood floor, two uPVC double glazed windows to front, stairs to first floor, smoke detector.

Kitchen 10'11 x 9'10 approx (3.33m x 3.00m approx)
A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, space for cooker, extractor hood, single stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, part tiled walls, breakfast bar, tiled floor, uPVC double glazed window to side, uPVC double glazed entrance door to rear garden.

Walk In Storage Room
Smooth ceiling, laminate wood floor, radiator, uPVC double glazed window to side.

First Floor

Landing
Smooth ceiling, spotlights, access to loft space, uPVC double glazed window to rear.

Bedroom One 11'0 x 11'7 approx (3.35m x 3.53m approx)
Smooth ceiling, radiator, uPVC double glazed window to front.

Bedroom Two 11'7 x 10'8 approx (3.53m x 3.25m approx)
Smooth ceiling, radiator, uPVC double glazed window to front.

Shower Room 10'7 x 9'11 approx (3.23m x 3.02m approx)
A three piece suite comprising of shower in double shower enclosure, pedestal wash hand basin, low level W.C., coved and smooth ceiling, radiator, part tiled walls, tiled effect vinyl floor, radiator, uPVC double glazed with obscure glass window to side, storage cupboard housing wall mounted boiler.

External
The rear enclosed garden is paved and has a storage shed, side wooden gate leads to side paved area.

Council Tax Band
We are advised the Council Tax Band is B.

Freehold
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











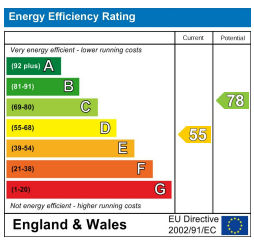

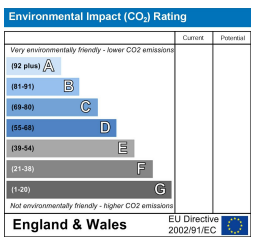

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GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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