



2 Westview Terrace, Llanelli, Carmarthenshire SA15 1DL
£125,000

Welcome to this charming terraced house located on Westview Terrace in the picturesque town of Llanelli. This property boasts a cosy reception room, perfect for relaxing or entertaining guests with two lovely bedrooms, the bathroom is well-appointed and provides all the necessary amenities for your daily routines. One of the highlights of this property is the unique loft room, offering versatility as an additional living space, home office, or even a playroom for the little ones. Imagine the possibilities this extra room could bring to your lifestyle! As you gaze out of the windows, you'll be greeted by stunning views over Llanelli, adding a touch of tranquillity to your everyday life. Whether you're enjoying your morning coffee or unwinding after a long day, these views are sure to captivate you. Energy Rating - E, Council Tax - B, Tenure Freehold



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Porch

Tongue and groove ceiling, laminate wood floor, dado rail, glass interior door leading into:

Lounge with Dining Area 23'4" (into bay) x 15'3" approx (7.13 (into bay) x 4.67 approx)

Coved and smooth ceiling, two recess alcoves with storage cupboards, laminate wood floor, coal effect gas fire set in white fire surround, uPVC double glazed bay window with Panoramic Views over Llanelli, two radiators, stairs to first floor, under stairs storage cupboard.

Kitchen 11'1" x 8'2" approx (3.39 x 2.51 approx)

A fitted kitchen comprising of matching wall and base units with work surface over, coved and smooth ceiling, gas four ring hob with extractor hood over, electric oven, space for fridge, tiled floor, radiator, part tiled walls, uPVC double glazed window to side.

Utility Room 6'3" x 8'2" approx (1.92 x 2.51 approx)

Wall mounted boiler, plumbing for washing machine, laminate wood floor, uPVC double glazed window side, storage cupboard.

Rear Porch

Tongue and groove ceiling, tiled floor, dado rail, uPVC double glazed window, uPVC double glazed window, uPVC double glazed entrance door.

First Floor

Landing

Coved and textured ceiling, dado rail, door to loft room.

Bedroom One 14'0" x 10'2" approx (4.27 x 3.12 approx)

Coved and textured ceiling, two uPVC double glazed windows to the front with Panoramic Views over Llanelli

Bedroom Two 10'1" x 7'11" approx (3.09 x 2.42 approx)

Coved and textured ceiling, laminate wood floor, radiator, uPVC double glazed window to rear.

Family Bathroom 11'1" x 8'0" approx (3.39 x 2.44 approx)

A four piece suite comprising of shower in separate shower enclosure, bath, low level W.C., pedestal wash hand basin, textured and coved ceiling, radiator, vinyl floor, uPVC double glazed window to side, part tiled walls.

Second Floor

Loft Room 13'9" x 14'0" approx (4.21 x 4.27 approx)

Two velux windows, eaves storage

External

The front of the property benefits from panoramic views over Llanelli and is laid with gravelled area and decked area. Rear yard with steps leading to a wooden gate. Good size Storage Outbuilding.

Council Tax

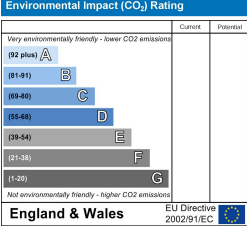
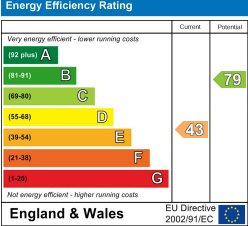
We are advised the Council Tax Band is B

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



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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.
Made with Metropix © 2024

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com