



34 Prospect Place, Llanelli, Carmarthenshire SA15 3PS

£119,995

Welcome to Prospect Place in the charming town of Llanelli! This delightful terraced house boasts an Open Plan Living/Dining Room, perfect for relaxing with family and friends. With Two inviting bedrooms, there's ample space to unwind and rest comfortably. The property features a well-appointed bathroom, ensuring convenience for all residents. The terraced design adds character to the property, creating a warm and inviting atmosphere that you'll love coming home to.

Whether you're looking to settle down or seeking a new investment opportunity, this house on Prospect Place is sure to capture your heart. Don't miss the chance to make this charming property your own and experience the joys of living in beautiful Llanelli.

Tenure Freehold, Energy Rating D, Council Tax Band B. Viewing Recommended.



Entrance

Via uPVC double glazed door into:

Hallway 3'2 x 14'06 approx (0.97m x 4.42m approx)

Textured ceiling, radiator, Two doors into Lounge and Dining Areas, under stairs storage cupboard



Lounge/Diner (Open Plan)

Lounge 13'14 x 9'94 approx (3.96m x 2.74m approx)

Textured ceiling, door into Hallway, uPVC double glazed window to front, radiator, feature Fireplace with back panel and hearth, Two alcoves

Diner 12'43 x 9'52 approx (3.66m x 2.74m approx)

Textured ceiling, uPVC double glazed window to rear, radiator, One alcove, stairs to First Floor, opening into:

Kitchen 10'0 x 13'4 approx (3.05m x 4.06m approx)

Textured ceiling, uPVC double glazed window to rear, uPVC double glazed window to side, comprising of wall and base units with complimentary work surface over, 4 Gas ring hob with extractor over, sink with mixer tap, space for fridge freezer, breakfast bar, space for washing machine, space for fridge, radiator, tiled floor, uPVC double glazed door to rear Yard.

First Floor

Landing 2'9 x 12'3 approx (0.84m x 3.73m approx)

uPVC double glazed window to rear, storage cupboard with shelving, access to loft, smoke detector



Bathroom 5'6 c 11'07 approx (1.68m c 3.53m approx)

Textured ceiling, uPVC double glazed window to rear, Three piece suite, low level toilet, bath with shower over, tiled walls around, mixer tap, pedestal wash hand basin, radiator, laminate floor.



Bedroom One 8'5 x 16'7 approx (2.57m x 5.05m approx)

Textured ceiling, uPVC double glazed window to front x Two, radiator

Bedroom Two 7'6 x 11'07 x 4'29 approx (2.29m x 3.53m x 1.22m approx)

Textured ceiling, uPVC double glazed window to front, radiator



External

To Rear: Enclosed Garden, W,C steps leading down to seated area

Tenure:

Freehold

Council Tax Band:

Council Tax Band: B

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**



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 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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