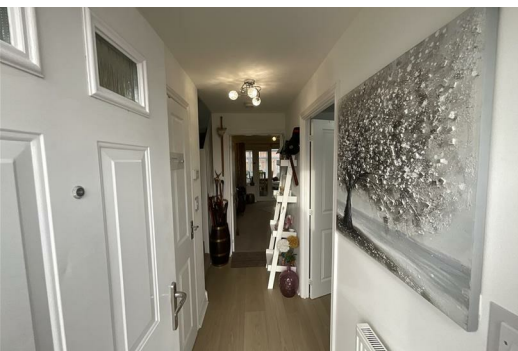




69 Iscoed, Llanelli, Carmarthenshire SA15 4DA
£198,000

Nestled in the charming area of Iscoed, Parc Y Strade, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families or those seeking extra space. The house boasts a reception room and conservatory, perfect for entertaining guests or enjoying quiet evenings with family. With three bathrooms, and off road parking to the side convenience is at the forefront of this property. The location in Llanelli is a significant advantage, offering a blend of community spirit and accessibility. Residents can enjoy nearby amenities, including shops, schools, and parks, making it an ideal setting for family life. The surrounding area is known for its scenic beauty, providing opportunities for outdoor activities and leisurely strolls. Do not miss the chance to make this lovely house your new home. EPC: C , Tenure: Freehold , Council Tax Band C .



Entrance

Access via entrance door leading into:

Entrance Hallway

Smooth ceiling, radiator, laminate wood floor, stairs to first floor, smoke detector.

Cloakroom 6 x 2'6 approx (1.83m x 0.76m approx)

A two piece suite comprising of low level W.C., wall mounted wash hand basin, smooth ceiling, extractor fan, uPVC double glazed window to front, radiator, part tiled walls, laminate wood floor.

Kitchen 9'10 x 7'7 approx (3.00m x 2.31m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, space for fridge freezer, plumbing for washing machine, wall unit housing wall mounted boiler, gas four ring hob with extractor hood over, electric oven, stainless steel sink unit with mixer tap, part tiled walls, radiator, laminate wood floor, uPVC double glazed window to front.

Lounge 15'2 max (11'6 min) x14'2 approx (4.62m max (3.51m min) x4.32m approx)

Smooth ceiling, under stairs storage cupboard, two radiators, uPVC double glazed windows, uPVC double glazed French doors leading into:

Conservatory 12;8 x 11'6 approx (3.66m;2.44m x 3.51m approx)

Of brick built, uPVC double glazed windows, uPVC double glazed French Doors to rear garden., laminate flooring,

First Floor

Landing

Smooth ceiling, access to loft space, (boarded and with electric) storage cupboard, smoke detector, radiator.

Bedroom One 11'4 (max) 9'6 (min) x 8'5 approx (3.45m (max) 2.90m (min) x 2.57m approx)

Smooth ceiling, radiator, uPVC double glazed window to front, fitted wardrobe door into:

Ensuite

A three piece suite comprising of low level W.C., pedestal wash hand basin, shower in separate shower cubicle, part tiled walls, smooth ceiling, extractor fan.

Bedroom Two

Smooth ceiling, radiator, uPVC double glazed window to rear.

Bedroom Three 7'7 x 6'4 approx (2.31m x 1.93m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear.

Family Bathroom 6'4 x 6'4 approx (1.93m x 1.93m approx)

A three piece suite comprising of low level W.C., pedestal wash hand basin, panelled bath, part tiled walls, smooth ceiling, radiator, obscured uPVC double glazed window to front, linolium flooring.

External

The front of the property is laid to lawn with flowerbeds, side driveway leads to an enclosed rear garden, with rear pedestrian access. The rear garden is paved with outbuilding, (electric connected). uPVC windows and door , fully insulated.

Tenure:

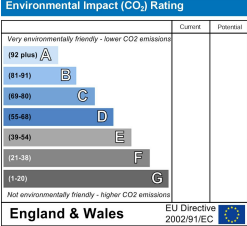
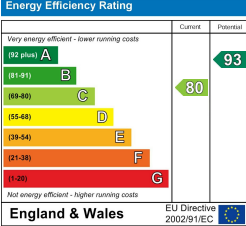
We are advised that the property is Freehold.

Council Tax Band:

We are advised that the property is Council Tax Band 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, 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



1ST FLOOR



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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