Willow Estates



11 Belvedere Road, Llanelli, SA15 3LD

£289,995

Welcome to Belvedere Road in Llanelli, a delightful three bedroom semi-detached house which presents an excellent opportunity for families and individuals alike. With a well-thought-out layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. A notable highlight is the double bay, which enhances the property's character and appeal. For those with vehicles, the property benefits from a garage, providing extra storage or potential for a workshop.

Situated in a popular location, this home is surrounded by local amenities, schools, and parks, making it an ideal choice for families. The absence of a chain means that the process of moving in can be swift and straightforward, allowing you to settle into your new home without delay. This property is a wonderful blend of comfort, convenience, and charm, making it a must-see for anyone looking to establish themselves in Llanelli. Don't miss the chance to make this lovely house your new home. Energy Rating - D, Council Tax Band - D, Tenure - Freehold







Ground Floor

Entrance Porch
Access via uPVC double glazed entrance door, uPVC double glazed windows, door into:

Entrance Hallway
Picture rail, radiator, stairs to first floor, doors into:

Cloakroom
Low level W.C., vinyl flooring.

Lounge with Dining Area 30'8 (into bay) x 13'5 approx (9.35m (into bay) x 4.09m approx)
uPVC double glazed bay window to front, uPVC double glazed patio doors to rear, two radiators, fireplace, three recess alcoves.

Sitting Room 10'5 x 7'4 approx (3.18m x 2.24m approx)
Coved ceiling, two uPVC double glazed windows to side, radiator.

Kitchen 10'7 x 10'6 approx (3.23m x 3.20m approx)
Polystyrene ceiling, access to loft space, uPVC double glazed window to rear, part tiled walls, vinyl flooring, uPVC entrance door to side, radiator. Range of wall and base units with complimentary work surface over, one and half stainless steel sink with mixer tap, integrated four ring electric hob, electric double oven, space for fridge freezer, space for slim line dish washer, space for washing machine, pantry.

First Floor

Landing
Access to loft space, obscure uPVC double glazed window to side, storage cupboard with wall mounted boiler.

Bedroom One 15'3 (into bay) x 11'1 approx (4.65m (into bay) x 3.38m approx)
uPVC double glazed bay window to front, radiator, built in wardrobes.

Bedroom Two 13'4 x 14'5 (into bay) (4.06m x 4.39m (into bay))
uPVC double glazed bay window to the rear with views over Llanelli, radiator, built in wardrobes.

Bedroom Three 7'4 x 6'9 approx (2.24m x 2.06m approx)
uPVC double glazed window to front, access to loft space, radiator

Shower Room 6'9 x 6'7 approx (2.06m x 2.01m approx)
Respatex ceiling, obscure uPVC double glazed window to rear, respatex walls, wall mounted towel heater, low level W.C., pedestal wash hand basin, radiator, shower cubicle, bidet.

External
The front of the property is paved with various shrubs, side pedestrian access leads to a good size rear garden. The rear garden is laid mainly to lawn with paved area and with the benefit of various shrubs, storage sheds Garage.

Tenure
We are advised the tenure is Freehold

Council Tax Band
We are advised the Council Tax Band is D

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











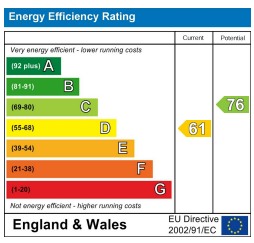

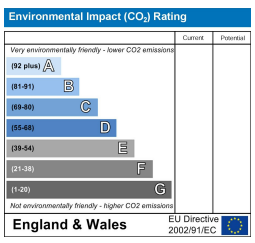

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Ground Floor
683 sq.ft. (63.5 sq.m.) approx.



1st Floor
627 sq.ft. (58.2 sq.m.) approx.



Total Floor Area : 1310 sq.ft. (121.7 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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