



8 Granville Terrace, Llanelli, Carmarthenshire SA14 8NF
£159,995

Located in the village of Dafen in Llanelli, this delightful terraced house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining guests, ensuring that you can enjoy both quiet evenings and lively gatherings. One of the standout features of this home is its easy access to the M4 motorway, making commuting to nearby towns and cities a breeze. Whether you are heading to work or exploring the beautiful Welsh countryside, this location offers the perfect balance of convenience and tranquillity.

Do not miss the chance to make this charming home your own. Energy Rating - C, Council Tax Band - B, Tenure - Freehold.



Ground Floor

Entrance

Access via composite entrance door leading into:

Entrance Hallway

Coved ceiling, smoke detector, stairs to first floor, B.T openreach point, wood laminate floor, under stairs storage area, under stairs storage cupboard.

Lounge 14'5 x 11'0 approx (4.39m x 3.35m approx)

Textured ceiling, picture rail, uPVC double glazed window to front, radiator, laminate wood floor, two recess alcoves.

Dining Room 12'2 x 14'2 approx (3.71m x 4.32m approx)

Textured ceiling, picture rail, wood laminate floor, radiator, two recess alcoves, white marble Adam style fireplace with ornamental fire set within, uPVC double glazed French Doors to rear garden.

Kitchen 13'5 x 7'6 approx (4.09m x 2.29m approx)

A fitted kitchen comprising of matching wall and base units with worksurface over, smooth ceiling, electric four ring hob with extractor hood over, electric oven, part tiled walls, vinyl tiled effect floor, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to rear, radiator, single stainless steel sink with mixer tap.

First Floor

Landing

Smooth ceiling, access to loft space, smoke detector.

Bedroom One 13'9 x 10'7 approx (4.19m x 3.23m approx)

Textured ceiling, picture rail, exposed wood floor boards, radiator, storage cupboard housing wall mounted boiler, uPVC double glazed window to front.

Bedroom Two 13'3 x 11'5 approx (4.04m x 3.48m approx)

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

Bedroom Three 9'9 x 9'5 approx (2.97m x 2.87m approx)

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

Family Bathroom 7'3 x 4'8 approx (2.21m x 1.42m approx)

A three piece suite comprising of wash hand basin, bath with shower over, low level W.C., smooth ceiling, extractor fan, uPVC double glazed window to front, wall mounted towel heater, respatex walls, tiled floor.

External

The front of the property benefits from a front forecourt. The rear enclosed garden is laid mainly to lawn with patio area and raised flowerbeds. Storage Shed, access via a wooden gate leads to the hardstanding area which provides Off Road Parking.

Tenure

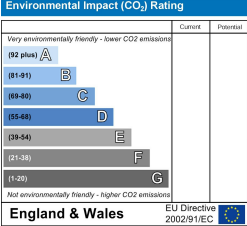
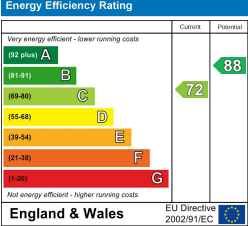
We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

Property Disclaimer

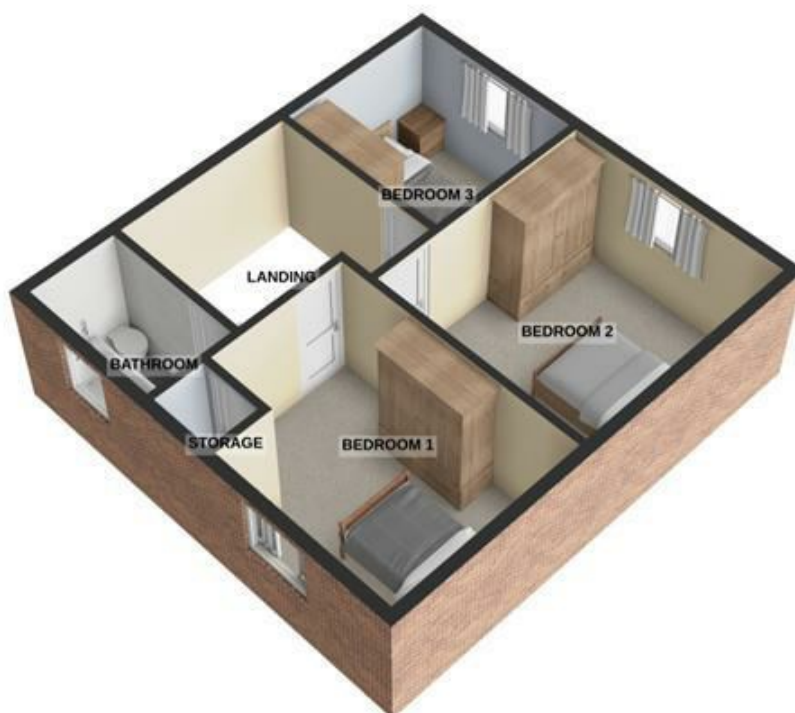
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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



GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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