



**20 Glanmor Road, Llanelli, SA15 2LU**  
**£99,995**

An opportunity to purchase a TWO BEDROOM MID TERRACE property close Llanelli Train Station with easy access to Llanelli Town Centre and its amenities. The Accommodation within comprises of to the Ground Floor; Entrance Hallway, Living Room, Dining Room, Kitchen, Bathroom, Conservatory. To the First Floor. Two Double Bedrooms. Externally the property has a Rear Enclosed Garden with Off Road parking for One Car. NO CHAIN  
Tenure-Freehold, Council Tax Band -B Energy Rating -D VIEWING HIGHLY RECOMMENDED



## Entrance

Access via uPVC double glazed doorway into;

### Vestibule 3'8" x 3'1" approx (1.13 x 0.96 approx)

Smooth ceilings, doorway into;

### Entrance Hallway 11'3" x 3'1" approx (3.45 x 0.95 approx)

Smooth and coved ceiling, radiator, storage cupboard



### Living Room 11'10" x 10'11" approx (3.63 x 3.34 approx)

Smooth and coved ceiling, uPVC double glazed window to the front, radiator, two recess alcoves electric meter box in storage cupboard, electric fireplace.



### Dinning Room 12'5" x 11'7" approx (3.80 x 3.55 approx)

smooth and coved ceiling, two recess alcoves, electric fireplace, radiator, stairs leading to first floor.

### Kitchen 15'10" x 8'2" (4.84 x 2.50)

A fitted kitchen comprising of base and wall units with complimentary work surface over, space for a cooker, dish washer and fridge freezer. part tiled walls, tiled floor, stainless steel sink with mixer tap, uPVC double glazed window to the rear. The glass roof is toughened thermal glass, keeping the cold and heat out, Sloped ceiling in the kitchen is insulated.

## Lean Too

Access to garden outside space via uPVC double glazed door.

### Bathroom 7'6" x 9'7" approx (2.29 x 2.93 approx)

A three piece suit comprising of low level w/c, pedestal wash hand basin, jacuzzi bath with electric shower over, perspex panels, wall mounted towel heater, Storage cupboard with space for washing machine and tumble dryer, uPVC double glazed window to the side. The walls inside the cladding and sloped ceilings are insulated.



### Landing 5'4" x 3'5" approx (1.65 x 1.05 approx)

Smooth and coved ceilings, attic hatch, uPVC double glazed window to rear.

### Bedroom One 15'4" x 10'3" approx (4.69 x 3.14 approx)

Smooth and coved ceilings Two uPVC double glazed windows to the front, two radiators.

### Bedroom Two 12'5" x 12'6" approx (3.79 x 3.82 approx)

Smooth and coved ceilings, uPVC double glazed window to the rear, wall mounted boiler, storage cupboard.



## Conservatory

Outer space; uPVC double glazed windows

## External

Rear enclosed low maintenance garden with artificial grass, rear car access via lane. Off road parking for one car.



## Tenure

we are advised that the property is freehold

## Council Tax

Council Tax Band -B

## Energy Performance Certificate

EPC - 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**

| Energy Efficiency Rating   |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus)                     | A | 79                      |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D | 57                      |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| Not energy efficient - higher running costs                                  |   |                         |           |
| England & Wales  |   | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                               |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |   |                         |           |
| England & Wales  |   | EU Directive 2002/91/EC |           |

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)

GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 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 © 2023