



30 Caroline Street, Llanelli, Carmarthenshire SA15 2PB

£114,995

Welcome to the charming area of Caroline Street, Llanelli, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in.

With two spacious bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the house is utilised effectively.

The bathroom is conveniently located, providing essential amenities for daily living. The terraced nature of the property adds to its appeal, offering a sense of community while still providing privacy.

Llanelli is known for its vibrant culture and friendly atmosphere, making it a wonderful place to call home. With local shops, beach, parks, and schools nearby, this property is well-situated for both convenience and leisure.

In summary, this terraced house on Caroline Street is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. Its combination of space, comfort, and location makes it a must-see for prospective buyers or renters. We are advised the Council tax band is band B. We are advised the tenure is freehold. EPC- D.



Entrance

Via UPVC front door

Living/Dining area 14'28*22'14 (4.27m*6.71m)

Smooth ceiling. Double UPVC window to front and rear. Two radiators. Under stairs storage cupboard. Stairs leading to bedrooms. Laminate flooring.

Kitchen 10'39*14'16 (3.05m*4.27m)

A fitted kitchen comprising of matching wall and base units with work surface over. Smooth ceiling. Part tiled walls. Double UPVC bay window. Integrated electric cooker. Stainless steel sink. Room for fridge freezer. Laminate flooring.

Utility room 8'24*7'78 (2.44m*2.13m)

Double UPVC back door. Double UPVC window. Smooth ceiling. Wall mounted boiler. Lower cabinets with worktop. Room for washing machine and plumbing. Laminate flooring.

Family bathroom 6'20*7'40 (1.83m*2.13m)

UPVC ceiling. Double UPVC window. Radiator. Bath with shower overhead. Wash hand basin. W.C. Partly tiled walls. Tiled flooring.

First Floor

Landing

Stairs leading to bedrooms. Attic hatch-the attic is half boarded. Carpeted.

Bedroom One 14'39*10'26 (4.27m*3.05m)

Smooth ceiling. Double UPVC window. Radiator. Laminate flooring.

Bedroom Two 12'17*11'22 (3.66m*3.35m)

Smooth ceiling. Double UPVC window. Radiator. Laminate flooring.

External

Rear garden- Two storage sheds. Partly raised decking. Concrete flooring. Rear gate to lane.

Tenure

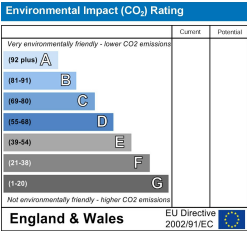
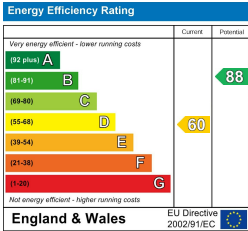
We are advised the tenure is Freehold.

Council Tax

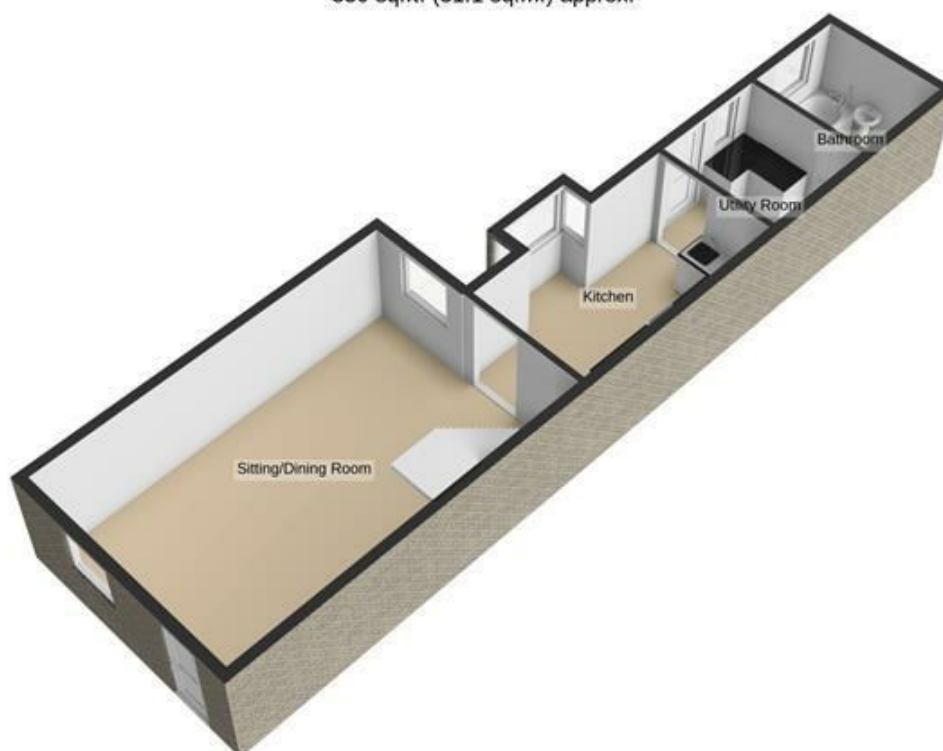
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Property Disclaimer

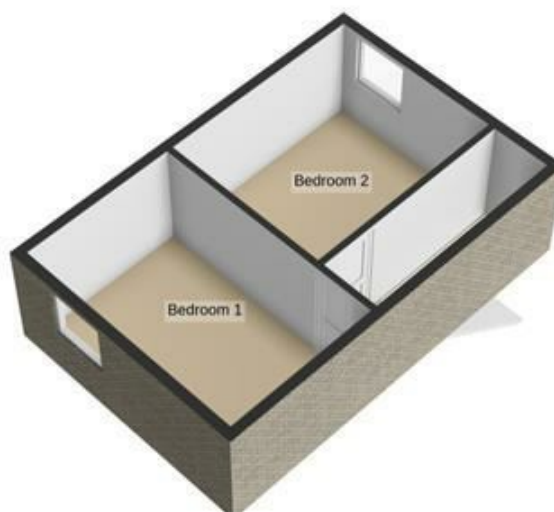
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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
550 sq.ft. (51.1 sq.m.) approx.



1st Floor
316 sq.ft. (29.3 sq.m.) approx.



Total Floor Area : 866 sq.ft. (80.4 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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