



117 Old Castle Road, Llanelli, Carmarthenshire SA15 2SN
£135,000

Located on Old Castle Road in Llanelli, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a new family home. With three bedrooms, there is ample room for family living or the possibility of creating a home office or guest room. One of the standout features of this property is that it comes with no chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays. Old Castle Road is a pleasant area, offering a sense of community while being close to local amenities, schools, and parks. This makes it an ideal location for families and individuals alike. In summary, this terraced house on Old Castle Road is a wonderful opportunity to acquire a comfortable and inviting home in Llanelli. With its generous living space and convenient location, it is sure to attract interest from a variety of buyers.

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



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Coved and textured ceiling, half glazed interior door leading into:

Entrance Hallway

Coved and textured ceiling, radiator, smoke detector, stairs to first floor.

Lounge with Dining Area 21'8 x 13'8 approx (6.60m x 4.17m approx)

Coved and textured ceiling, two radiators, recess alcove with storage cupboard, uPVC double glazed window to front, uPVC double glazed window to front.

Kitchen 13'5 x 8'7 approx (4.09m x 2.62m approx)

A fitted kitchen comprising of matching wall and base units with complimentary worksurface over, smooth ceiling, uPVC double glazed window to side, vertical radiator, tiled floor, plumbing for washing machine, space for fridge freezer, electric four ring hob with extractor hood over, electric oven, under stairs storage cupboard.

Inner Hall

Smooth ceiling, tiled floor, storage area with shelf, uPVC double glazed entrance door to rear garden.

Shower Room 9'1 x 6'6 approx (2.77m x 1.98m approx)

A three piece suite comprising of walk in shower enclosure, low level W.C., wash hand basin set in white unit, part tiled walls, tiled floor, uPVC double glazed window to rear, vertical radiator, textured ceiling,

First Floor

Landing

Textured ceiling, uPVC double glazed window to rear, smoke detector, access to loft space, storage cupboard with shelf.

Bedroom One 13'2 x 9'3 approx (4.01m x 2.82m approx)

Textured ceiling, radiator, uPVC double glazed window to front.

Bedroom Two 9'1 x 10'8 approx (2.77m x 3.25m approx)

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

Bedroom Three 10'3 x 6'0 approx (3.12m x 1.83m approx)

Textured ceiling, radiator, uPVC double glazed window to front

External

The rear enclosed garden is paved, rear lane access via a wooden gate.

Workshop 12'3 x 15'6 approx (3.73m x 4.72m approx)

Previously used as a Garage

Council Tax Band

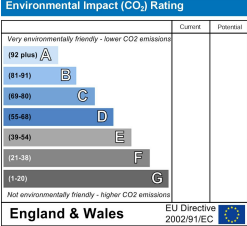
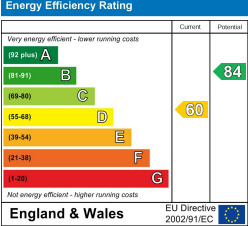
We have been advised the Council Tax Band is B

Tenure

We are advised the tenure is Freehold

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
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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