Willow Estates



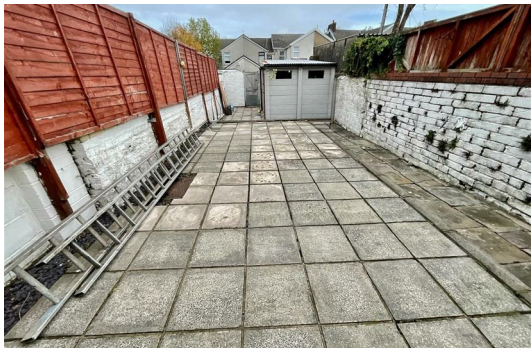
43 Marble Hall Road, Llanelli, Carmarthenshire SA15 1NW

£134,995

Welcome to Marble Hall Road in the charming town of Llanelli, this delightful terraced house presents an excellent opportunity for first-time buyers or investors. With three bedrooms, this property offers ample space for a growing family or those seeking extra room for guests or a home office. The inviting reception room serves as the heart of the home, with a living and dining area providing a comfortable space for relaxation and entertaining. The property features a well-appointed downstairs bathroom, ensuring convenience for all residents. The low-maintenance garden is perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening duties. Parking is made easy with the added benefit of a garage. The location is particularly appealing, as it is within walking distance to the town centre, where you will find a variety of shops, cafes, and amenities. Furthermore, local schools are conveniently close, making this an ideal choice for families. Viewing is highly recommended to fully appreciate all that this home has to offer and with NO CHAIN don't miss out on the chance to make this lovely house your home. EPC: TBC, Tenure: Freehold, Council Tax Band: B.







Ground Floor

Entrance:
Access via uPVC entrance door into:

Vestibule:
Smooth and coved ceiling, tiled floor, half glazed interior door into:

Entrance Hallway:
Smooth and coved ceiling, radiator, original tiled floor, understairs cupboard, stairs to first floor, smoke detector.

Lounge/Dining Room 24'7 x 12'4 approx (7.49m x 3.76m approx)
Smooth and coved ceiling, uPVC double glazed window to front and rear, two radiators, two recess alcoves, feature fireplace.

Kitchen: 13'3 x 9'10 approx (4.04m x 3.00m approx)
Smooth and coved ceiling, uPVC double glazed door to side, radiator, towel heater, vinyl flooring. Range of wall and base units with complimentary work surfaces over, stainless steel sink unt with drainer and mixer taps, four ring gas hob with extractor over, integrated electric oven, space and plumbing for washing machine.

Bathroom: 9'4 x 9'7 approx (2.84m x 2.92m approx)
Smooth and coved ceiling, obscured uPVC double glazed window to rear, part tiled walls, part respatex walls, radiator, tiled floor, low level W.C pedestal wash hand basin, bath with shower over. Storage cupboard housing wall mounted boiler.

First Floor:

Landing:
Coved and textured ceiling, uPVC double glazed window to rear. access to loft space

Bedroom One: 13'9 x 8'0 approx (4.19m x 2.44m approx)
Coved and smooth ceiling, uPVC double glazed window to front, radiator.

Bedroom Two: 10'9 x 9'0 approx (3.28m x 2.74m approx)
Coved and textured ceiling, uPVC double glazed window to rear, radiator.

Bedroom Three: 10'4 x 6'11 approx (3.15m x 2.11m approx)
Coved and textured ceiling, uPVC double glazed window to front, radiator.

External:
To the rear o of the property is s a low maintenance garden, mainly laid to patio, rear gated pedestrian access and access to the detached garage.

Garage:
With up and over door.

Tenure:
We have been advised that the property is Freehold

Council Tax Band:
We have been advised that the property is Council Tax Band 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

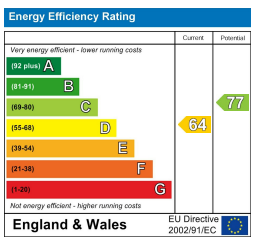


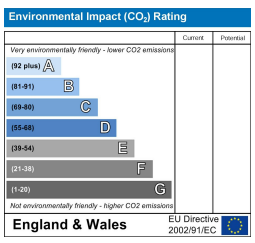












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GROUND FLOOR



1ST FLOOR



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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