Willow Estates



10 Marble Hall Road, Llanelli, SA15 1NN

£129,995

Welcome to the charming Marble Hall Road in Llanelli, this delightful terraced house presents an excellent opportunity for both first-time buyers and families alike. With no chain involved, you can move in without delay and start enjoying your new home right away.

The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. The three well-proportioned bedrooms provide ample space for rest and personalisation, making it an ideal setting for family life or a comfortable retreat. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this home is the lovely garden, offering a private outdoor space where you can unwind, enjoy a morning coffee, or host summer barbecues. The garden is a wonderful addition, enhancing the overall appeal of the property.

Situated close to the town centre, you will find yourself within easy reach of local amenities, shops, and transport links, making daily life convenient and enjoyable. This location is perfect for those who appreciate the vibrancy of town living while still enjoying the tranquillity of a residential area.

In summary, this terraced house on Marble Hall Road is a fantastic opportunity to secure a comfortable and well-located home in Llanelli. With its inviting features and proximity to the town centre, it is sure to attract interest. Do not miss the chance to make this property your own. We are advised the council tax is band B. We are advised the tenure is freehold. EPC-D.







Ground Floor

Entrance
Via uPVC door into:

Entrance Hallway 5'96*3'30 (1.52m*0.91m)
Textured ceiling, textured walls, carpeted flooring. Door leading to:

Lounge/Diner 10'62*21'82 (3.05m*6.40m)
Textured ceiling, double glazed uPVC window to front, double glazed uPVC door to rear, mantle piece,wall mounted lights, storage cabinets housing gas and electric fuse box, under stairs storage cupboard, radiator, carpeted flooring. Door leading to:

Kitchen 13'06*8'05 (4.11m*2.57m)
Textured ceiling with coving, upper and lower cabinets with complimentary work surface, gas hob with integrated cooker, extractor fan,double sink with mixer tap, room for washing machine and applicances, double glazed uPVC window to the side, tiled flooring.

Family Bathroom 8'58*7'90 (2.44m*2.13m)
Textured ceiling, attic hatch, extractor fan, partly tiled walls with dado rail,bath with over head electric shower, wash basin. W.C, storage cupboard, two privacy double glazed uPVC windows,linoleum flooring.

First Floor

Landing 2'92*6'12 (0.61m*1.83m)
Textured ceiling and walls, attic hatch, carpeted flooring.

Bedroom One 8'08*12'81 (2.64m*3.66m)
Textured ceiling with coving,double glazed uPVC window to front, radiator, carpeted flooring.

Bedroom Two 11'12*8'94 (3.35m*2.44m)
Textured ceiling with coving, double glazed uPVC window to front, radiator, carpeted flooring.

Bedroom Three 5'99*9'36 (1.52m*2.74m)
Textured ceiling with coving, double glazed uPVC window to front, radiator, carpeted flooring.

External
Enclosed patio area with raised beds. Wooden gate leading to lawn area. Outdoor tap. There is a right of way to the rear of the property for No12.

Council Tax Band
We are 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











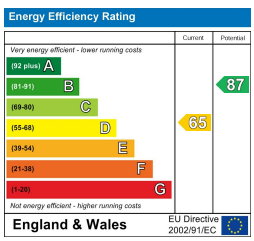

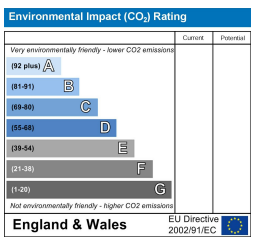

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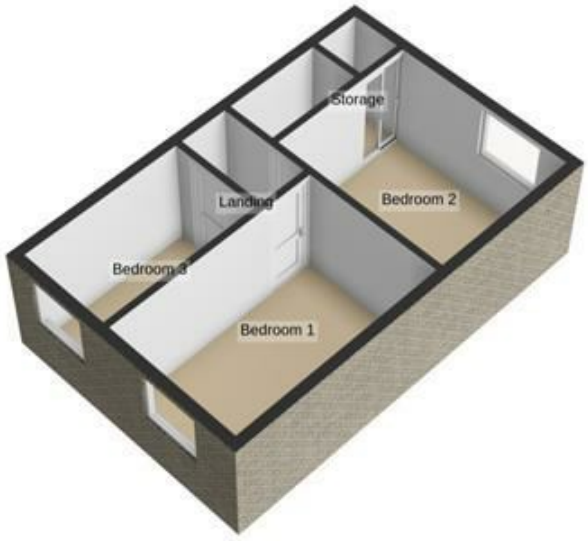
Ground Floor
470 sq.ft. (43.6 sq.m.) approx.



1st Floor
303 sq.ft. (28.1 sq.m.) approx.



Total Floor Area : 772 sq.ft. (71.8 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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