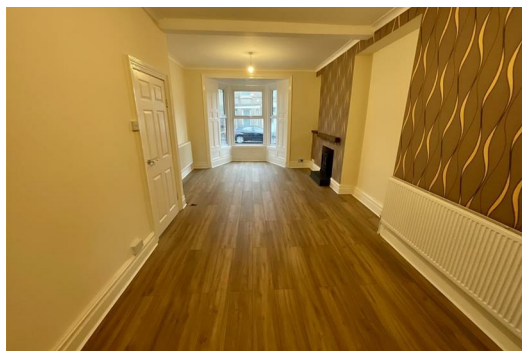




37 Frondeg Terrace, Llanelli, Carmarthenshire SA15 1QB £199,995

Welcome to Frondeg Terrace, Llanelli, this delightful semi-detached house which has recently undergone a full refurbishment offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families or those seeking extra space. Set over three floors, the house boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. In addition to the generous living areas, this property features three bathrooms, and utility room, providing convenience and privacy for all occupants. This is particularly advantageous for busy households, ensuring that morning routines run smoothly.

Frondeg Terrace is a good location, being close to local amenities, walking distance to primary and secondary schools and the area is well-connected, making it easy to explore the wider region of Llanelli and beyond. This semi-detached house is not just a place to live; it is a home where memories can be made. With its appealing features prime location and NO CHAIN, do not miss the chance to make this property your own. EPC: D Council Tax Band C, Tenure Freehold.



Entrance:

Via door into:

Vestibule:

Original tiled floor, door into:

Hallway:

Smooth ceiling, radiator, laminate flooring, stairs to first floor, doors into:

Lounge/Dining Room: 25'4 x 11'5 max (11' min) (7.72m x 3.48m max (3.35m min))

Smooth and covered ceiling, uPVC double glazed bay window with original wood panel surround, two radiators, laminate flooring, feature fireplace, French doors into inner porch.

Cloakroom: 9'8 x 3'9 approx (2.95m x 1.14m approx)

Smooth ceiling, window to side, part tiled walls, radiator, laminate flooring, low level W.C, wall mounted wash hand basin. Under stairs, storage area.

Kitchen: 17' 1 max (11' min) x 17'8 max (11' min) (5.18m 0.30m max (3.35m min)) x 5.38m max (3.35m m)

Smooth and covered ceiling, spot lights, access to loft space uPVC double glazed windows to side and rear, part tiled walls, two radiators, laminate flooring, glass balustrade , stairs down to ground floor. A good range of wall and base units with complimentary work surfaces over , one and a half stainless steel sink unit with drainer and mixer tap, five ring gas hob with extractor fan over, integrated electric oven, wall mounted gas boiler, space for table and chairs.

Inner Porch:

Smooth and covered ceiling, spot lights, uPVC double glazed door to side, radiator, laminate floor.

Ground Floor:**Utility Room : 9'2 x 8' approx (2.79m x 2.44m approx)**

Smooth ceiling, spot lights, uPVC double glazed door to rear uPVC double glazed window to rear radiator, tiled floor. Range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap. Space for washing machine, space for tumble dryer, door into:

Bathroom: 8'3 x 6'6 approx (2.51m x 1.98m approx)

Smooth ceiling, spot lights, extractor fan, part tiled walls, radiator, tiled floor. Low Level W.C , pedestal wash hand basin, L shaped bath with shower over, storage area.

First Floor:**Landing:**

Smooth ceiling, spot lights, uPVC double glazed door to rear access to loft space.

Bedroom One: 10'1 x 9'5 approx (3.07m x 2.87m approx)

Smooth ceiling, uPVC double glazed window to front radiator.

Bedroom Two: 10'5 x 8'4 approx (3.18m x 2.54m approx)

Smooth ceiling, uPVC double glazed window to front radiator.

Bedroom Three: 7'2 x 6'7 approx (2.18m x 2.01m approx)

Smooth ceiling, uPVC double glazed window to front radiator.

Shower Room: 5'9 x 2'5 approx (1.75m x 0.74m approx)

Smooth ceiling, spot lights, stained glass window to rear, part tiled walls, radiator, linoleum flooring. Low Level pump toilet system W.C , pedestal wash hand basin, shower cubicle.

External:

To the front of the property is a front forecourt with gated pedestrian access to the rear of the property. Steps lead down to the enclosed rear garden which is laid with a patio area and lawned area. On road parking.

Council Tax Band:

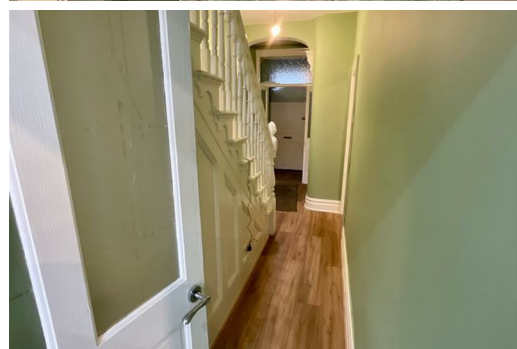
We are advised that the property is Council Tax Band C.

Tenure:

We are advised that the property 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



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (82 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 84 | | | |
| 61 | | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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BASEMENT



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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