



## 15 Stebonheath Terrace, Llanelli, Carmarthenshire SA15 1NE £245,000

Welcome to Stebonheath Terrace, Llanelli, nestled in this charming area is this immaculately presented semi-detached house offering a delightful blend of comfort, versatility and style. With three bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with ease. One of the standout features of this home is the two bathrooms, which add convenience for busy households. The loft room presents an exciting opportunity for additional living space, whether you envision it as a home office, playroom, or guest accommodation. Outside, the property boasts parking for one small vehicle and the rear of the house offers a well maintained good size garden with stunning views over Llanelli, providing a picturesque backdrop to your daily life. Additionally, the versatile outbuilding can be adapted for various uses, whether as a workshop, studio, utility room or extra living or storage space, catering to your individual needs. This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its modern amenities and charming features, it is sure to appeal to a wide range of buyers. Within walking distance to local Primary and Secondary schools and local amenities, this is an ideal Family Home. Do not miss the opportunity to make this lovely property your own. EPC D, Tenure: Freehold, Council Tax Band: C.



Entrance:

Via uPVC entrance door into:

Living Room: 17'8 ( into alcoves )x 12'10 (into bay ) (5.38m ( into alcoves )x 3.91m (into bay ))

Smooth and coved ceiling, uPVC double glazed bay window to front, wood panel staircase, wall, radiator, laminate parquet style flooring, inglenook feature fireplace, under stairs area, recess alcove with shelves and storage cupboard, opening into inner hallway

Inner Hallway:

Smooth ceiling laminate parquet style flooring , cupboard housing wall mounted boiler.

Bathroom: 9'10 approx x 6'3 approx (3.00m approx x 1.91m approx)

Smooth and coved ceiling, extractor fan, uPVC double glazed obscured window to side, part tiled walls, radiator, tiled flooring. Low Level W.C, vanity wash hand basin and unit, shower cubicle, free standing claw bath.

Lounge: 11' 2 x 10'10 approx (3.35m 0.61m x 3.30m approx )

Smooth and coved ceiling, ,wood panel feature wall, radiator, laminate parquet style flooring, two recess alcoves , feature fireplace, opening into:

Kitchen/Diner: 16'05 x 9'05 approx (5.00m x 2.87m approx )

Dining Area: Smooth and coved ceiling, spot lights, velux window, uPVC patio doors to rear, radiator, laminate parquet style flooring.

Kitchen: Smooth and coved ceiling, spot lights, uPVC double glazed window to rear, laminate parquet style flooring. A good range of wall base and display units with complimentary oak worktops over, four ring gas hob and double oven, one and a half ceramic sink unit with mixer tap and drainer, integrated fridge and freezer.

First Floor

Landing:

Smooth and coved ceiling, doors into:

Bedroom One: 13'02 x 10'11 ( into alcoves) approx (4.01m x 3.33m ( into alcoves) approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, access to loft room via drop down ladder.

Loft Room: 11'06 x 10'05 approx (3.51m x 3.18m approx )

Smooth ceiling, velux window, eaves storage electric wall heater.

Bedroom Two: 10'11 x 9'04 (to wardrobes) approx (3.33m x 2.84m (to wardrobes) approx)

Smooth and coved ceiling, uPVC double glazed window to front radiator, built in wardrobes.

Bedroom Three: 9'10 x 6'04 approx (3.00m x 1.93m approx )

Smooth and coved ceiling, uPVC double glazed window to front radiator, built in wardrobes.

Bathroom: 5'9 x 6'04 approx (1.75m x 1.93m approx )

Smooth and coved ceiling, access to loft, uPVC double glazed obscured window to front, part tiled walls, wall mounted vertical towel heater, linoleum flooring. Low Level vanity wash hand basin unit and W.C, bath.

External:

To the front of the property is gated access to the front of the property and the small block drive way, which leads to gated pedestrian access to the rear garden and outbuilding. The rear garden is laid with a patio area with views over Stebonheath Football ground and beyond, steps lead down to a further patio area, decked area and lawned area. Some raised borders with mature trees and shrubs.

Multi Purpose/Outbuilding: 15'03 x max x 14'04 max (4.65m x max x 4.37m max )

Smooth ceiling, uPVC double glazed window to front, and rear, uPVC door to side, part linoleum flooring, part carpet, wall and base units with complimentary work surface over, sink unit with mixer tap, plumbing for washing machine and tumble dryer.

Tenure:

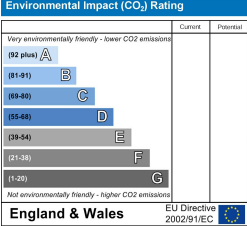
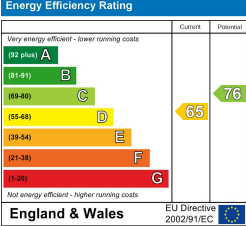
We are advised that the property is Freehold

Council Tax band:

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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



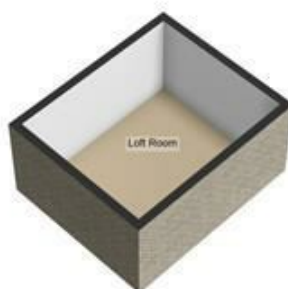
Ground Floor



1st Floor



2nd Floor  
137 sq.ft. (12.7 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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