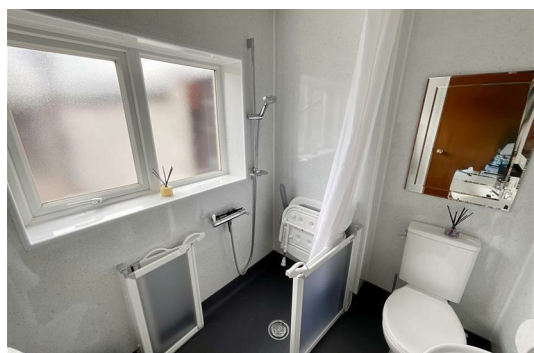




77 Lakefield Road, Llanelli, Carmarthenshire SA15 2TS
£124,995

Willow Estates have the pleasure in offering FOR SALE this delightful end-terrace house, located on Lakefield Road in Llanelli. Presenting an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms and an inviting reception room providing ample space for relaxation and rest. The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. With its end-terrace position, the property benefits from additional privacy and a sense of space, making it a desirable choice. The property is close to local amenities, including shops, schools, Llanelli Beach and Coastal Path, all within easy reach. The area is well-connected, providing access to public transport links and major roadways, making commuting a breeze. This property is well presented and a wonderful canvas for those looking to create their dream home. Whether you are seeking a family home or an investment opportunity, this end-terrace house on Lakefield Road is certainly worth considering. With No Chain, do not miss the chance to view this charming property and envision the possibilities it holds. EPC TBC, Tenure Freehold Council Tax Band B.



Entrance;
Via uPVC entrance door into;

Vestibule:
Panelled ceiling, tiled floor, door into:

Entrance Hallway:
Coved ceiling, radiator, stairs to first floor, door into:

Lounge 21'7 11'1 max approx (6.58m 3.38m max approx)
Coved ceiling, uPVC double glazed window to front, window to rear, two radiators, feature fireplace, under stairs storage cupboard , door into:

Kitchen: 13' x 10'4 approx (3.96m x 3.15m approx)
Wood panelled ceiling, velux window, plate rails, uPVC double glazed window to side, wall mounted boiler, part tiled walls, radiator, tiled floor. A good range of wall base and display units with complimentary work surfaces over, stainless steel sink unit, space for free standing cooker, space for fridge freezer, space for table and chairs, door into:

Inner Hallway;
Textured ceiling, uPVC double glazed stable door to rear, radiator, tiled floor, doors into:

Utility Cupboard:
Smooth ceiling, window to rear, part tiled walls, tiled floor, plumbing for washing machine and tumble dryer.

Shower Room: 6'1 x 5' approx (1.85m x 1.52m approx)
Smooth ceiling, obscured uPVC double glazed window to rear, respatex panelled walls, radiator, shower room flooring, walk in shower, low level W.C , pedestal wash ahnd basin.

First Floor:

Landing:
Coved ceiling, uPVC double glazed window to rear, access to loft space, smoke alarm, airing cupboard.

Bedroom One: 13'1 x 8 approx (3.99m x 2.44m approx)
Coved ceiling, uPVC double glazed window to front, radiator, built in wardrobes.

Bedroom Two: 8'6 x 7'4 approx (2.59m x 2.24m approx)
Coved ceiling, uPVC double glazed window to rear, radiator, built in wardrobe

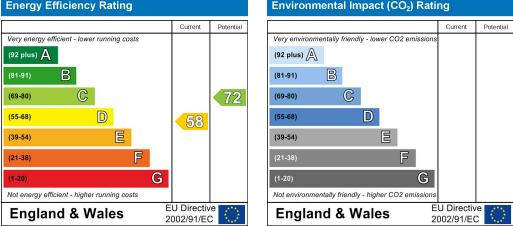
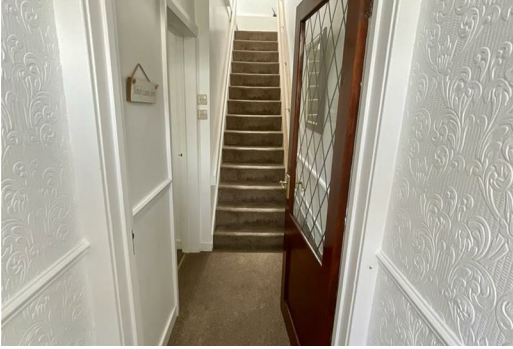
Bedroom Three: 10'1 x 5'6 approx (3.07m x 1.68m approx)
Coved ceiling, uPVC double glazed window to front, radiator,

External:
To the rear of the property is an enclosed garden, with a patio and lawned areas and further space to the rear, (potential for off road parking subject to planning permission) side gated pedestrian access,

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

Tenure:
We have been 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, particuarly 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
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 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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