



Heddlys Glasfryn Terrace, Llanelli, SA15 3LN

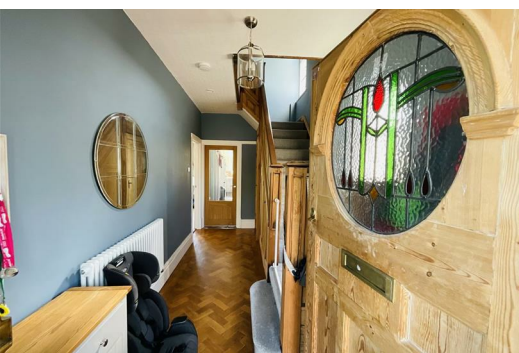
£289,995

Nestled in the charming area of Glasfryn Terrace, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, plus a loft room, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Llanelli is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach.

Whether you are looking to settle down or invest in a property with great potential, this semi-detached house on Glasfryn Terrace is a wonderful opportunity. Don't miss the chance to make this charming residence your own. Tenure: Freehold, Energy Rating D, Council Tax Band D.



Entrance

Via uPVC double glazed door into:

Porch 6'5 x 2'8 approx (1.96m x 0.81m approx)

Of uPVC construction, dwarf walls, tiled floor, wood and glazed door into:

Hallway 7'4 x 16'13 approx (2.24m x 4.88m approx)

Smoke detector, stairs to first floor, wood and glazed window to side, radiator, under stairs storage cupboard x 2, wood block flooring

W.C 2'6 x 5'8 approx (0.76m x 1.73m approx)

Ceiling panels, spot lighting, uPVC double glazed window to side, low level toilet, pedestal wash hand basin in vanity unit, tiled floor, perspex walls to half, chrome towel heater, wood and glazed door into:

Dining Area 12'4 x 15'3 approx (into bay) (3.76m x 4.65m approx (into bay))

Plain ceiling, dado rail, radiator, uPVC double glazed bay window x 2, uPVC double glazed door to rear, tiled floor, wood and glazed double doors into

Lounge 12'4 x 14'3 approx (into bay) (3.76m x 4.34m approx (into bay))

Plain ceiling, uPVC double glazed bay window to front, Two alcoves, feature fireplace, Gas fire, mantle, back panel and hearth, wall mounted radiators x 2, tiled floor

Kitchen/Breakfast Area 7'6 x 21'6 x 7'9 approx (2.29m x 6.55m x 2.36m approx)

Smooth ceiling, spot lighting, uPVC double glazed windows x 2 to side, wall mounted radiator with mirror, Kitchen comprising of wall and base units with complimentary wood work surface over, uPVC double glazed Patio doors to side, uPVC double glazed window to rear, space for fridge freezer, space for range Gas cooker, extractor hood, tiled walls around, breakfast bar, tiled floor.

First Floor

Landing

Plain ceiling, wood and stained glass to side, access to storage cupboard

Bedroom One 12'9 x 14'5 approx (into bay) (3.89m x 4.39m approx (into bay))

Plain ceiling, uPVC double glazed bay window to front, two built in wardrobes, radiator

Bedroom Two 7'4 x 8'9 approx (2.24m x 2.67m approx)

Plain ceiling, uPVC double glazed window to front, radiator, built in storage cupboard

Bathroom 7'3 x 6'8 approx (2.21m x 2.03m approx)

Panelled ceiling, spot lighting, respotex wall panels around, uPVC double glazed window to side, Four piece suite comprising of low level toilet, pedestal wash hand basin in vanity unit, bath with waterfall taps over, corner shower in glass enclosure

Rear Hall, stairs to second floor 2'9 x 3'35 approx (0.84m x 0.91m approx)

Plain ceiling, door into:

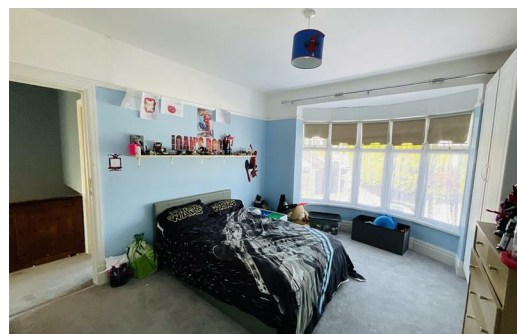
Bedroom Three 11'3 x 12'6 (into bay) approx (3.43m x 3.81m (into bay) approx)

Plain ceiling, uPVC double glazed window to rear, built in wardrobe, radiator, under stairs storage area

Third Floor

Loft Room 14'9 x 17'4 approx (4.50m x 5.28m approx)

Plain and beam ceilings, Velux window x 2, storage to eaves, radiator



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External

To front of Property: Enclosed paved Driveway providing Off road Parking, double gates to side leading to rear.

To rear of Property: Enclosed garden, Patio Area and lawn,

Utility Area measuring 8'4 x 18'9 approx, with electricity and plumbing, two UPVC double glazed windows and tiled floor

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

Tenure

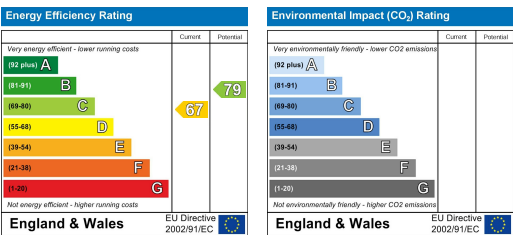
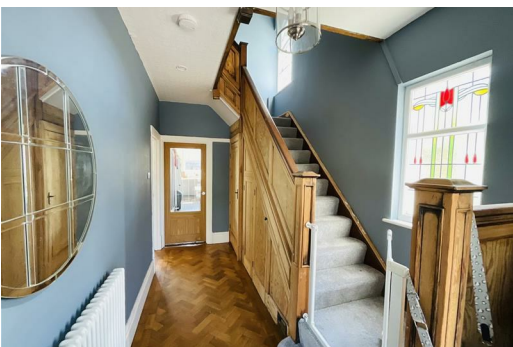
We are advised the Property is Freehold

Energy Rating

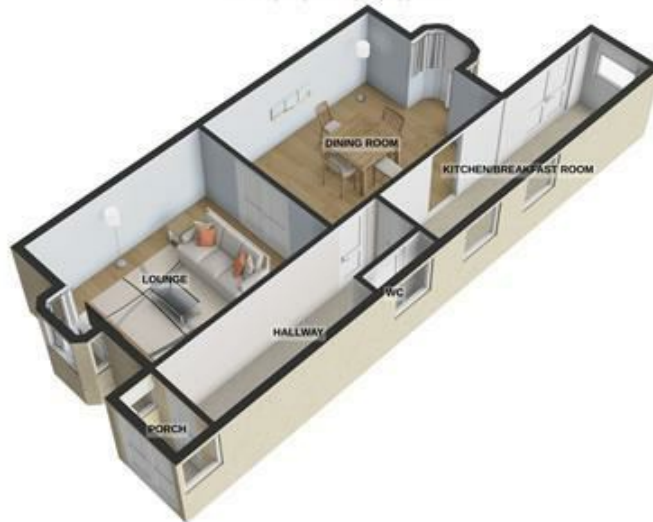
We are advised the Energy Rating is D

Council Tax Band

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GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 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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