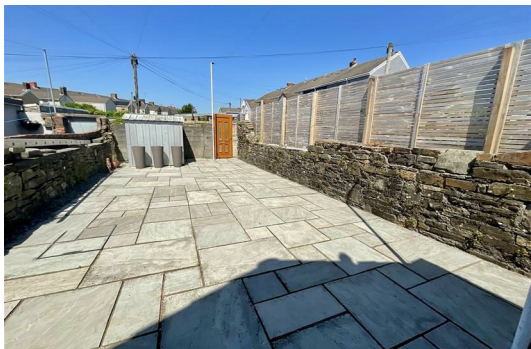
Willow Estates

10 Nelson Terrace, Llanelli, SA15 2LR

£135,995

Welcome to Nelson Terrace, Llanelli, a three bedroom terraced house which presents an excellent opportunity for first-time buyers. One of the standout features of this property is that it comes with no chain, allowing for a smooth and straightforward purchasing process. This is particularly advantageous for first-time buyers who may be eager to settle into their new home without unnecessary delays.

The location in Llanelli offers a blend of community spirit and accessibility, with local amenities and schools within easy reach. This makes it an ideal setting for those looking to establish roots in a friendly neighbourhood. In summary, this terraced house on Nelson Terrace is a fantastic opportunity for first-time buyers. With its three bedrooms, inviting reception room, and convenient location, it promises a comfortable lifestyle in a vibrant area. Do not miss the chance to make this lovely property your new home. Council Tax Band - B, Tenure - Freehold, Energy Rating - TBC



Ground Floor

Entrance
Access via uPVC double glazed entrance door leading into:

Vestibule
Smooth ceiling, laminate wood floor, interior half glazed door into:

Entrance Hallway
Coved and smooth ceiling, laminate wood floor, radiator, stairs to first floor.

Lounge with Dining Area 24'2 x 13'8 approx (7.37m x 4.17m approx)
Coved and smooth ceiling, two wall lights, laminate wood floor, two radiators, uPVC double glazed windows to front and rear, slate hearth, under stairs storage cupboard.

Kitchen 14'9 x 10'1 approx (4.50m x 3.07m approx)
A fitted kitchen comprising of matching wall and base units with work surface over, coved and smooth ceiling, part tiled walls, space for range style cooker, extractor hood, one and half stainless steel sink unit with mixer tap, space for tumble dryer, plumbing for washing machine, space for fridge freezer, radiator, laminate wood floor, uPVC double glazed window to side.

Inner Hall
Smooth ceiling, laminate wood floor, storage cupboard housing wall mounted boiler.

Bathroom 8'9 x 8'7 approx (2.67m x 2.62m approx)
A four piece suite comprising of shower in separate shower enclosure, bath, pedestal wash hand basin, low level W.C., smooth ceiling, spotlights, radiator, part tiled walls, tiled floor, uPVC double glazed window to rear.

First Floor

Landing
Coved and smooth ceiling, uPVC double glazed window to rear, access to loft space.

Bedroom One 13'0 x 8'11 (3.96m x 2.72m)
Coved and smooth ceiling, radiator, uPVC double glazed window to front.

Bedroom Two 10'7 x 8'11 approx (3.23m x 2.72m approx)
Coved and smooth ceiling, radiator, uPVC double glazed window to rear.

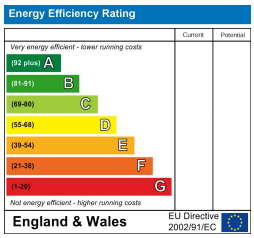
Bedroom Three 9'7 x 5'11 approx (2.92m x 1.80m approx)
Coved and smooth ceiling, uPVC double glazed window to front.

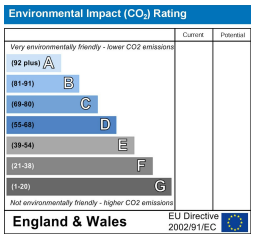
External
The front of the property benefits from a forecourt which is laid with attractive gravelled stones. The rear enclosed garden is paved with rear pedestrian access. Storage Shed

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, 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





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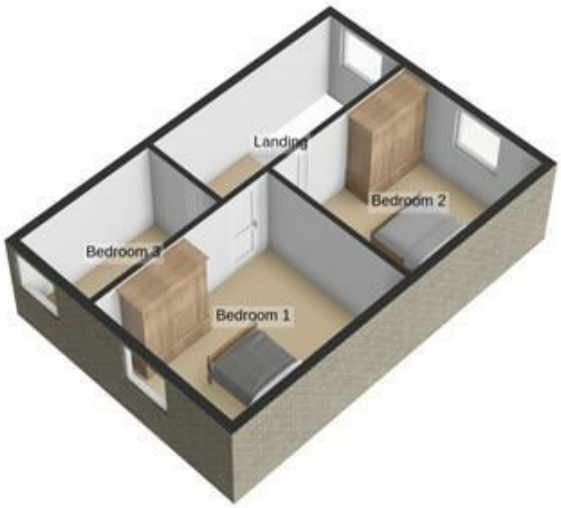
Ground Floor
641 sq.ft. (59.6 sq.m.) approx.

1st Floor
402 sq.ft. (37.4 sq.m.) approx.



Total Floor Area : 1043 sq.ft. (96.9 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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