Willow Estates

91 Pwll Road, Llanelli, Carmarthenshire SA15 4BD

£225,000

Welcome to Pwll Road in Pwll Llanelli, this beautifully presented recently refurbished terraced house offers a delightful blend of comfort and style. With three bedrooms, this property is perfect for families or those seeking extra space. The house features a well-appointed reception room and kitchen dining room, providing a warm and inviting atmosphere for relaxation and entertaining. One of the standout features of this home is the landscaped rear garden, which boasts stunning views and a summer house making it an ideal spot for enjoying the outdoors. The patio doors from the master bedroom open onto a lovely patio area , seamlessly connecting indoor and outdoor living, perfect for alfresco dining or simply soaking in the picturesque surroundings. The property also includes two modern bathrooms, ensuring convenience for all residents. Situated in a popular location, this home is ideally situated for the millennium coastal path and transport links, making it an excellent choice for those looking to enjoy the vibrant community of Llanelli. Viewing this property is highly recommended, as it truly must be seen to be appreciated. Don't miss the opportunity to make this lovely house your new home. EPC: TBC Tenure: Freehold, Council Tax Band: B.

Entrance;
Via uPVC entrance door into:

Entrance Hallway;
Smooth ceiling, radiator, wall cupboard housing electric box, tiled floor, stairs to first floor, door into:

Lounge; 13'8 x 13'8 approx (4.17m x 4.17m approx)
Smooth and coved ceiling, two uPVC double glazed windows to front, radiator, understairs storage cupboard.

Kitchen/Diner; 21'6 x 9'2 approx (6.55m x 2.79m approx)
Smooth and coved ceiling, uPVC double glazed window and patio doors to rear radiator, part tiled walls, tiled floor. A good range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap and drainer, integrated electric hob with extractor over, integrated electric oven, integrated dish washer, space for washing machine, space for American style fridge freezer.

First Floor:

Landing:
Smooth and coved ceiling, access to loft radiator, step up to

Bedroom One: 12'6 max x 10 ft max approx (3.81m max x 3.05m ft max approx)
Smooth and coved ceiling, two uPVC double glazed windows to front with sea views, radiator,

Bedroom Two: 8ft x 6'9 max approx (2.44mft x 2.06m max approx)
Smooth and coved ceiling, uPVC double glazed window to front, with sea views, radiator,

Bathroom: 8' x 6'6 approx (2.44m x 1.98m approx)
Smooth and coved ceiling, spot lights, velux window, tiled walls, radiator, tiled floor. Low level W.C vanity sink wash unit and cupboard, bath.

Bedroom Three: 18'1 max x 9'5 max approx (5.51m max x 2.87m max approx)
Smooth and coved ceiling, uPVC double glazed window and patio door to rear, opening onto decked seating area, radiator. Airing cupboard housing wall mounted boiler.

En-Suite: 6' x 5' approx (1.83m x 1.52m approx)
Smooth and coved ceiling, obscured uPVC double glazed windows to rear respatex walls radiator, tiled floor,. Low Level W.C , vanity wash hand basin and unit. shower cubicle.

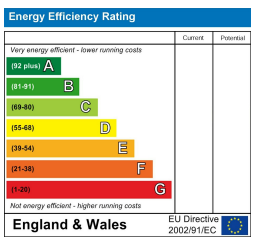
External:
To the rear of the property is a patio area with steps leading up to the decked seating area which can also be accessed through the master bedroom, steps lead up to a further decked seating area and the rear garden which is laid to lawn and bordered with shrubs and plants and offering stunning sea views.

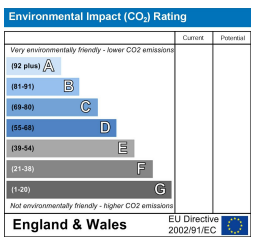
Summer House:
With electric and plumbing.

Tenure:
We are advised that the property is Freehold.

Council Tax Band:
We are advised that the property is Council Tax Band B.

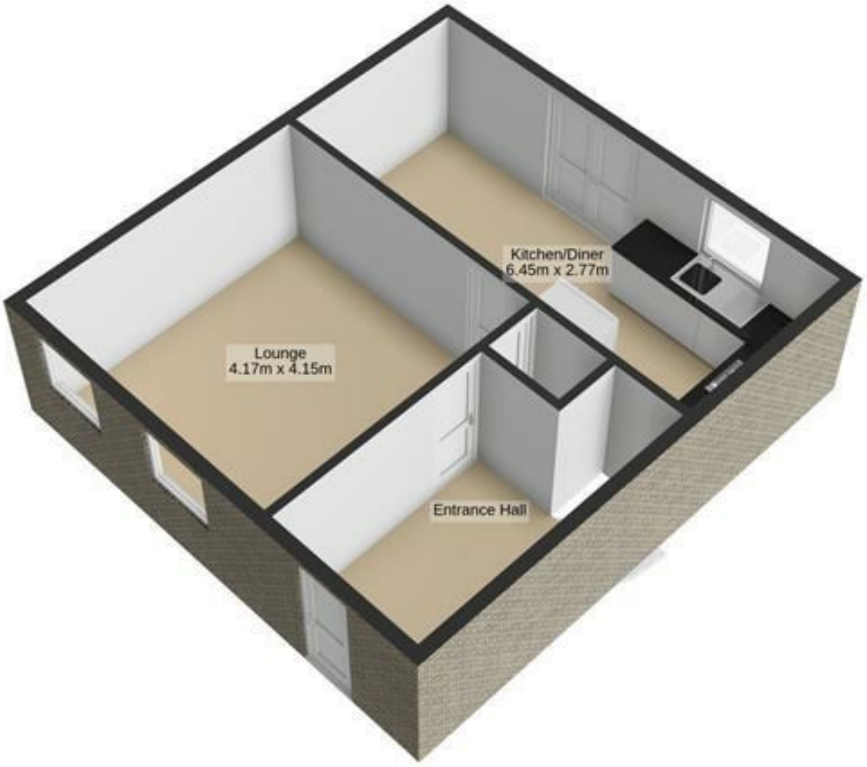
Property Disclaimer
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance 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



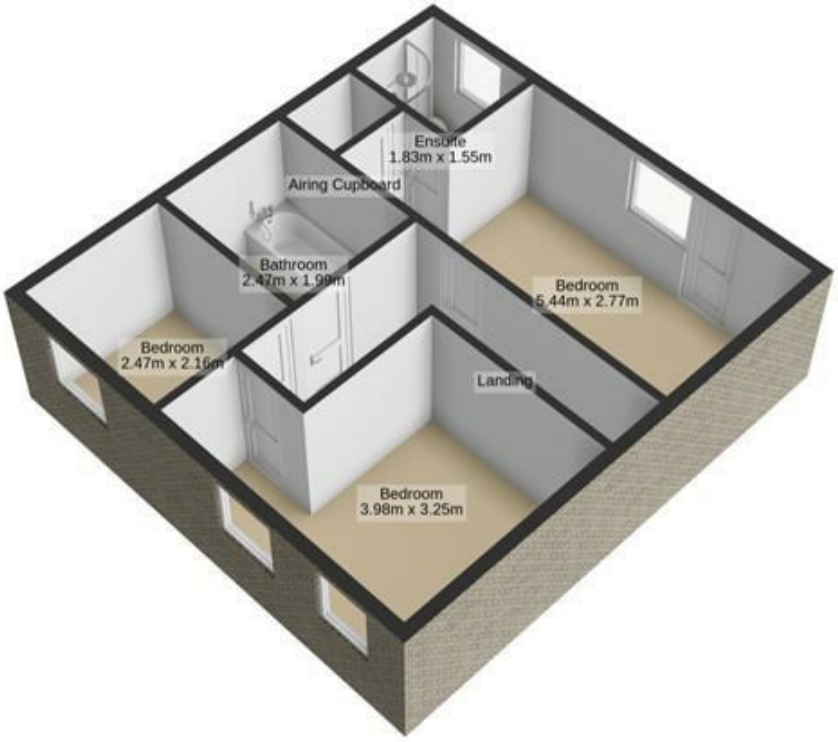


35 Thomas Street, Llanelli, SA15 3JE
Tel: 01554 758123
E-mail: properties@willow-estates.com
www.willow-estates.com

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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