



## 35 Lliedi Crescent, Llanelli, Carmarthenshire SA15 3SD £114,995

Welcome to Lliedi Crescent in Llanelli, this semi-detached house presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned bedrooms and two bathrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends. While the house requires updating, it is brimming with potential, allowing you to personalise it to your taste and style. The popular area boasts a friendly community and convenient access to local amenities, making it an ideal location for those looking to settle down or invest in a promising property. This home is not just a house; it is a canvas waiting for your creative touch. With its prime location and the opportunity to enhance its charm, this property is a fantastic choice for anyone looking to make their mark in Llanelli. With No Chain don't miss out on the chance to transform this house into your dream home or a lucrative investment. EPC: E, Tenure: Freehold , Council Tax Band B.





**Entrance:**  
Via uPVC entrance door into:

**Entrance Hallway:**  
uPVC double glazed window to side.

**Lounge: 15'2 x 11'9 approx (4.62m x 3.58m approx)**  
Smooth and textured ceiling, two uPVC windows to front, laminate flooring, feature fireplace.

**Kitchen: 15'6 x 8'7 approx (4.72m x 2.62m approx )**  
Smooth ceiling, uPVC double glazed windows to rear, radiator, linoleum flooring, range of wall and base units with complimentary work surface over, stainless steel sink unit with mixer tap and drainer, door into:

**Inner Hallway:**  
Smooth ceiling, understairs storage cupboard,

**Cloakroom:**  
Smooth ceiling, uPVC double glazed window to side, linoleum flooring, W.C.

**Porch:**  
Door to side and rear.

**First Floor:**  
Doors to front and rear.

**Landing:**  
Access to loft, smoke detector, airing cupboard housing water tank.

**Bedroom One: 15'3 x 8'7 approx (4.65m x 2.62m approx )**  
uPVC double glazed windows to front, radiator, storage cupboard .

**Bedroom Two: 9'7 x 12'3 approx (2.92m x 3.73m approx )**  
Coved and textured ceiling, uPVC double glazed window to rear, radiator.

**Bathroom: 8'6 x 8'9 approx (2.59m x 2.67m approx )**  
Textured ceiling, uPVC obscured double glazed window to rear, radiator, part tiled walls, bath, low level W.C pedestal wash hand basin. Storage Cupboard.

**External:**  
To the front of the property is an enclosed garden laid to lawn, access to the rear garden is through the side porch. The rear garden is enclosed and laid to lawn, storage shed.

**Tenure:**  
We are advised that the property is Freehold.

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

**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**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		85	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(43-54) <b>E</b>	46		(43-54) <b>E</b>		
(31-42) <b>F</b>			(31-42) <b>F</b>		
(1-30) <b>G</b>			(1-30) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

## 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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