



36 Lakefield Road, Llanelli, Carmarthenshire SA15 2UE
£119,995

An Excellent Opportunity to purchase a THREE BEDROOM MID TERRACE conveniently located for Llanelli Town Centre and The Millennium Coastal Path. The Accommodation within comprises of Entrance Hallway, Lounge with Dining Area, Kitchen, Bathroom and Three Bedrooms. Externally the property has an enclosed rear garden. Ideal for First Time Buyer. Viewing Recommended. Energy Rating - D



Entrance

Access via uPVC double glazed entrance door leading into

Entrance Hallway

Smooth ceiling, laminated wood floor, radiator, stairs to first floor, smoke detector

Lounge with Dining Area 21'4 x 10'9 approx (6.50m x 3.28m approx)

Coved and textured ceiling, laminate wood floor, two radiators, uPVC double glazed window to rear

Kitchen 11'2 x 7'8 approx (3.40m x 2.34m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, tiled floor, stainless steel sink with mixer tap, radiator, space for fridge freezer, plumbing for washing machine, electric hob with extractor hood over, electric oven, under stairs storage cupboard, window to side.

Inner Porch

Smooth ceiling, wall mounted boiler, uPVC double glazed entrance door to rear garden, tiled floor

Family Bathroom 7'7 x 5'5 approx (2.31m x 1.65m approx)

A white three piece suite comprising of pedestal wash hand basin, bath, low level w.c, smooth ceiling, wall mounted towel heater, part tiled walls, tiled floor, uPVC double glazed window to rear

Landing

uPVC double glazed window to rear, smooth ceiling, access to loft space

Bedroom One 7'6 x 11'4 approx (2.29m x 3.45m approx)

Coved and textured ceiling, laminate wood floor, uPVC double glazed window to front, radiator

Bedroom Two 10'2 x 8'0 approx (3.10m x 2.44m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to rear

Bedroom Three 8'2 x 5'9 approx (2.49m x 1.75m approx)

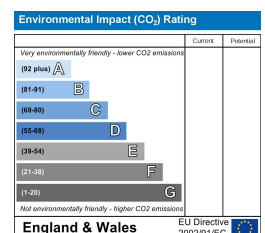
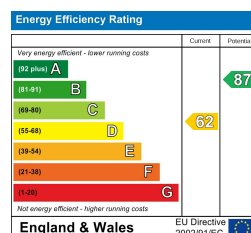
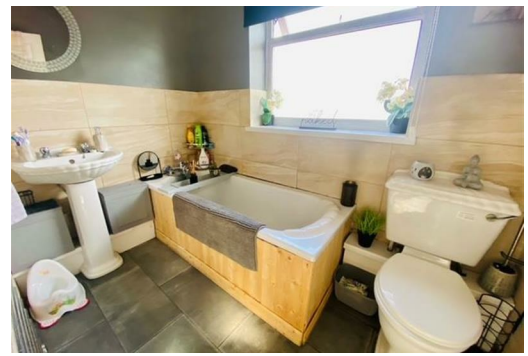
Smooth ceiling, radiator, uPVC double glazed window to front

External

A rear enclosed garden which benefits from artificial grass and decked area with rear pedestrian access.

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



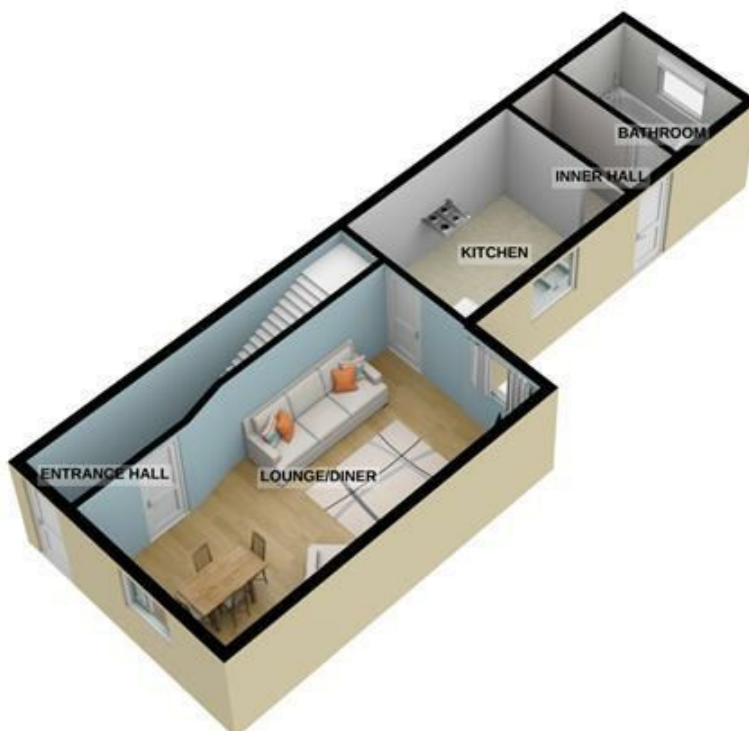
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GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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