



75 Havard Road, Llanelli, Carmarthenshire SA14 8SD
£220,000

Nestled on the charming Havard Road in Llanelli, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, 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 convenience for all residents and guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it a practical choice for both commuting and leisure. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this home on Havard Road is a wonderful opportunity not to be missed. Tenure: Freehold, Energy Rating D, Council Tax Band C



Entrance

Via uPVC double glazed door into:

Hallway 5'2 x 9'98 approx (1.57m x 2.74m approx)

Textured and coved ceiling, stairs to First Floor, radiator, laminate floor



Lounge 10'2 x 13'7 approx (3.10m x 4.14m approx)

Textured ceiling, uPVC double glazed window to front, radiator



Kitchen 7'9 x 14'3 approx (2.36m x 4.34m approx)

Textured and coved ceiling, beams, uPVC double glazed window to side, Kitchen comprising of wall and base units, with complimentary work surface over, Four Gas hob, extractor above, eye level oven and grill, space for American Fridge Freezer, wall mounted radiator, tiled floor, opening into:

Rear Hallway 2'6 x 10'8 x 7'9 approx (0.76m x 3.25m x 2.36m approx)

Plain and coved ceiling, dado rail, tiled floor, uPVC double glazed door to side.

Shower Room 3'8 x 6'7 approx (1.12m x 2.01m approx)

Plain ceiling, coving, uPVC double glazed window to side, Perspex walls around, double shower, tiled floor, low level toilet, wash hand basin in Vanity unit

Utility 6'2 x 7'3 approx (1.88m x 2.21m approx)

Plain ceiling, access to loft, base units, sink with mixer tap over, space for washing machine, space for fridge freezer, wall mounted boiler

Dining Room (open plan into Living Room) 10'05 x 11'5 approx (3.18m x 3.48m approx)

Textured and coved ceiling, two alcoves, laminate floor, radiator, opening into:



Living Room 9'3 x 17'4 approx (2.82m x 5.28m approx)

Textured and coved ceiling, feature fireplace, two alcoves, radiator, uPVC double glazed Patio Doors to rear, laminate floor.

First Floor

Landing

Textured ceiling, access to loft, uPVC double glazed Window to front, radiator



Bedroom One 10'2 x 9'8 approx (3.10m x 2.95m approx)

Textured ceiling, uPVC double glazed window to front, radiator

Bedroom Two 9'16 x 11'5 approx (2.74m x 3.48m approx)

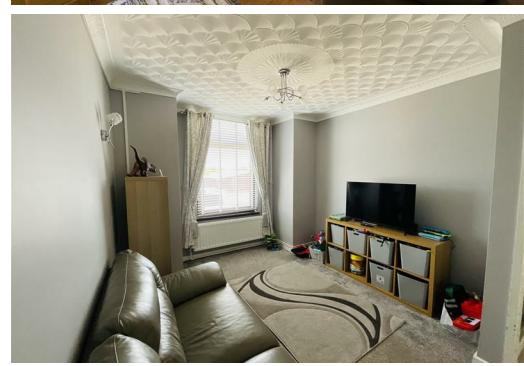
Textured and coved ceiling, uPVC double glazed window to rear, radiator

Bedroom Three 8'6 x 11'7 approx (2.59m x 3.53m approx)

Textured and coved ceiling, two alcoves, uPVC double glazed window to rear, radiator.

Bathroom 5'5 x 7'14 approx (1.65m x 2.13m approx)

Textured ceiling, coving, uPVC double glazed window to side, three piece suite comprising of low level toilet, pedestal wash hand basin in vanity unit, bath with mixer tap, Perspex walls, laminate floor, chrome towel heater



External

To front of Property: Enclosed forecourt, steps leading up to front door, access to rear via side Gate.

To rear: Enclosed Garden featuring Patio Area, Lawn Area, steps up to stoned seating Area with steps up to Garage

Garage 13'2 x 24'2 approx (4.01m x 7.37m approx)

Garage with electric, roller door and also separate door

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 that the Property is Freehold

Energy Rating

We are advised that the Energy Rating is D

Council Tax Band

We are advised that the Council Tax Band is C

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | 84 | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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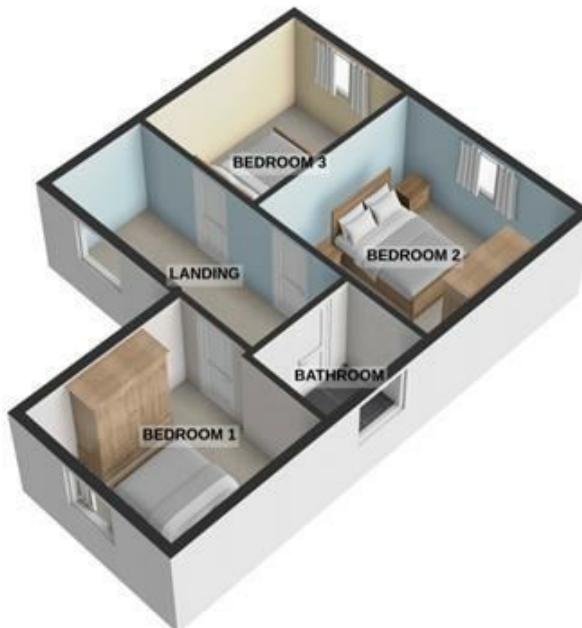
E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 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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