Willow Estates



82 Heol Llanelli, Llanelli, Carmarthenshire SA15 5UH

£154,995

Welcome to Heol Llanelli, situated in the semi-rural village of Pontyates, this semi-detached house offers a perfect blend of comfort and scenic beauty. With three reception rooms, this property provides ample space for both relaxation and entertaining. The three well-proportioned bedrooms ensure that there is plenty of room for family or guests, while the bathroom is conveniently located to serve the household. One of the standout features of this home is the stunning views from the rear, allowing you to enjoy the picturesque landscape right from your own garden. The property has been thoughtfully extended, enhancing its living space and making it an ideal choice for those seeking a home that meets modern living standards. The semi-rural location offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities and transport links. In need of some modernisation, we highly recommend booking a viewing to fully appreciate all that this lovely home has to offer and with NO CHAIN, don't miss the opportunity to make this property your own. . EPC: TBC, Tenure: Freehold, Council Tax Band: B.







Entrance:
Via uPVC entrance door into:

Entrance Hallway:
Coved and textured ceiling, laminate flooring, storage cupboards, stairs to first floor, door into:

Lounge: 25'10 x 10'9 approx (7.87m x 3.28m approx)
Coved and textured ceiling, radiator, storage cupboard, feature fireplace, opening into dining room

Dining Room: 13'10 x 11'10 approx (4.22m x 3.61m approx)
Coved and textured ceiling, uPVC double glazed patio door to rear, radiator.

Sitting Room: 13'6 x 7 approx (4.11m x 2.13m approx)
Coved and textured ceiling, uPVC double glazed bay window to front, obscure uPVC double glazed window to side, radiator, laminate flooring.

Kitchen: 14'1 x 11'7 approx (4.29m x 3.53m approx)
Coved and textured ceiling, uPVC double glazed door to side, uPVC double glazed window to rear, radiator. Range of wall and base units with complimentary work surface over, stainless steel sink unit with mixer taps and drainer, integrated four ring gas hob, integrated double electric oven, integrated fridge freezer, space for washing machine and space for dish washer, space for table and chairs.

First Floor:

Landing:
Coved and textured ceiling, access to loft, uPVC double glazed window to side.

Bedroom One: 13'7 x 10'11 maxc (4.14m x 3.33m maxc)
Coved and textured ceiling, uPVC double glazed window to rear, views of open countryside, radiator, built in wardrobe.

Bedroom Two: 10'10 x 10'5 (to wardrobe) approx (3.30m x 3.18m (to wardrobe) approx)
Coved and textured ceiling, uPVC double glazed window to rear, views of open countryside, radiator, built in wardrobe, airing cupboard housing wall mounted boiler.

Bedroom Three; 10'5 x 6'10 approx (3.18m x 2.08m approx)
Coved and textured ceiling, uPVC double glazed window to front radiator, built in storage cupboard.

Bathroom: 6'9 x 5'11 approx (2.06m x 1.80m approx)
Coved and textured ceiling, uPVC double obscured glazed window to rear, part respatex walls, part tiled walls, linoleum flooring, radiator. Low level W.C , pedestal wash hand basin, shower cubicle.

External:
To the front of the property is gated access, leading to the enclosed garden which is laid with decorative stone and boarders, paved area and path leads to the good size rear garden , which is laid mainly to lawn, views of the open countryside. Storage Sheds.

Tenure:
We are advised that the property is Freehold.

Council Tax Band:
We are advised that it 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, 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











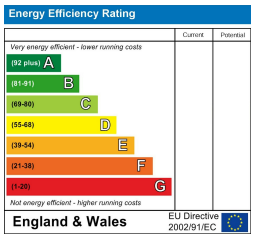

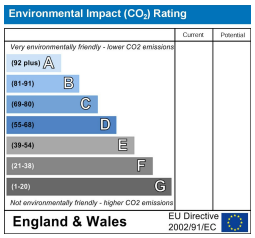

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GROUND FLOOR



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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