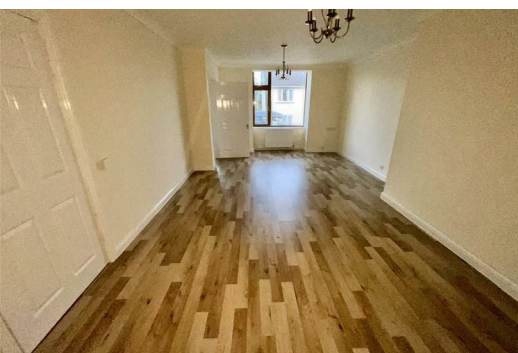




22A Gordon Road, Llanelli, Carmarthenshire SA14 8SE
£155,000

Welcome to Gordon Road, Llanelli a charming location that could be the setting for your new home! As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing after a long day or hosting guests. With three cosy bedrooms, there is plenty of space for everyone to unwind and recharge. The property features a downstairs cloakroom and family bathroom upstairs offering convenience and comfort for busy mornings or a relaxing soak in the tub after a hectic day. Externally there is a rear garden with the bonus of off road parking. Viewing recommended. EPC Rating: C , Tenure: Freehold, Council Tax Band C. NO CHAIN.



Entrance:

Via uPVC door into:

Entrance Hallway:

Smooth ceiling, radiator, laminate flooring, stairs to first floor, door into:

Lounge/Diner: 21'9" x 13'5" (max) 11'11" min approx (6.64 x 4.09 (max) 3.64 min approx)

Smooth ceiling, uPVC double glazed window to front, two radiators, laminate flooring, opening into kitchen, door into:

Cloakroom:

Smooth ceiling, extractor fan laminate flooring, low level W.C, wall mounted wash hand basin, door into under stairs storage cupboard.

Kitchen: 12'0" x 10'7" approx (3.66 x 3.25 approx)

Smooth and coved ceiling, uPVC double glazed window and door to rear, part tiled walls, radiator, laminate flooring, Range of wall and base units with complimentary work surfaces over, cupboard housing wall mounted boiler, stainless steel sink unit with mixer taps, integrated electric oven and hob with extractor fan over, space for washing machine, space for fridge freezer.

First Floor:

Landing:

Smooth and coved ceiling, access to loft, obscured uPVC double glazed window to side, laminate flooring,

Bedroom One: 11'9" x 9'0" approx (3.60 x 2.76 approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator, laminate flooring,

Bedroom Two: 9'8" x 8'4" approx (2.96 x 2.56 approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, laminate flooring,

Bedroom Three: 7'3" x 7'2" approx (2.21 x 2.19 approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator, laminate flooring,

Bathroom: 6'1" x 6'0" approx (1.87 x 1.84 approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, part tiled walls, laminate flooring, Three piece suite comprising of Low Level W.C pedestal wash hand basin, bath with shower over.

External:

To the front of the property is an enclosed forecourt leading up to the property, to the rear is a tired garden, with a small patio area, steps lead up to a further patio area and a lawned area, with off road parking.

Tenure:

We are advised that the property is Freehold

Council Tax Band:

We are advised that the property is band C

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

