



4 Tir Newydd, Llanelli, Carmarthenshire SA14 9DJ
£129,000

Welcome to Tir Newydd, Llwynhendy, this semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests. One of the standout features of this property is the off-road parking, providing ease and security for your vehicles.

With no onward chain, this home is ready for you to move in without delay, allowing for a smooth transition into your new living space. This semi-detached house is a wonderful opportunity to create lasting memories in a lovely community. Don't miss your chance to view this property and envision your future in this charming home. Energy Rating - TBC, Council Tax Band - B, Tenure - Freehold.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Porch

uPVC double glazed window to front, laminate wood floor, entrance door leading into:



Lounge 13'1 x 15'5 approx (3.99m x 4.70m approx)

Textured ceiling, radiator, stairs to first floor, uPVC double glazed window to front, under stairs storage cupboard housing wall mounted boiler.

Kitchen with Dining Area 15'4 x 7'7 approx (4.67m x 2.31m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, smooth ceiling, part tiled walls, circular stainless steel sink with mixer tap, gas four ring hob with extractor hood over, electric oven, laminate wood floor, radiator, uPVC double glazed French Doors to rear garden, integrated dishwasher, space for fridge freezer, space for table and chairs.

First Floor

Landing

Textured ceiling, access to loft space, B.T point, uPVC double glazed window to side, airing cupboard with shelving.



Bedroom One 12'1 x 9'3 approx (3.68m x 2.82m approx)

Textured ceiling, radiator, storage cupboard with hanging rail, uPVC double glazed window to front.

Bedroom Two 11'4 x 8'0 approx (3.45m x 2.44m approx)

Textured ceiling, radiator, uPVC double glazed window to rear.



Family Bathroom 6'1 x 7'1 approx (1.85m x 2.16m approx)

A white three piece suite comprising of low level W.C., pedestal wash hand basin, bath with shower over, textured ceiling, part tiled walls, tiled floor, uPVC double glazed window to rear, radiator.

External

The front garden is laid to lawn with side driveway providing Off Road Parking, side wooden gate leads to the rear garden. The rear garden is laid mainly to lawn with paved area.



External Utility Room

uPVC double glazed window, plumbing for washing machine, uPVC double glazed entrance door.



Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the council tax band is 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(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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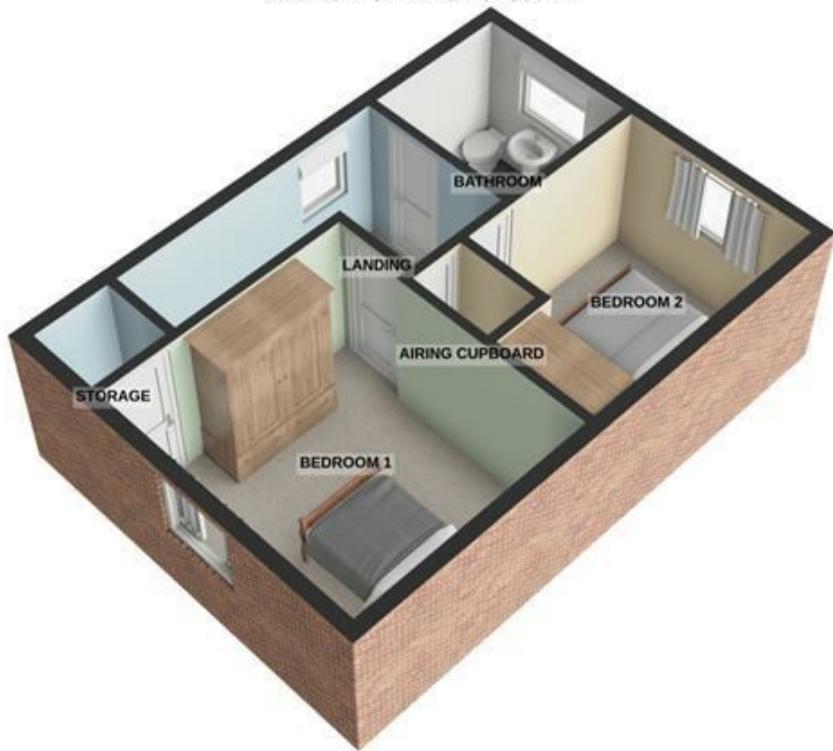
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GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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