



13 Hedley Terrace, Llanelli, Carmarthenshire SA15 3RE £189,995

Welcome to Hedley Terrace, this charming terraced house located in Llanelli. This delightful property boasts an impressive layout, featuring three spacious reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is perfect for family gatherings or hosting friends, ensuring a warm and inviting atmosphere.

With four well-proportioned bedrooms, this residence offers plenty of room. The two bathrooms add convenience. This property is ideally placed to enjoy the local amenities that Llanelli has to offer. From shops and schools to parks and recreational facilities, everything you need is within easy reach. The area is well-connected, providing access to public transport links for those commuting to nearby towns or cities.

This terraced house presents a wonderful opportunity for anyone looking to settle in a welcoming community. With its generous living space and prime location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home. Tenure: Freehold, Council Tax Band C, Energy Rating TBC



Entrance

Via uPVC double glazed door into:

Vestibule 3'97 x 4'15 approx (0.91m x 1.22m approx)

Plain ceiling, dado rail, original tiled floor, wood and glazed door with original glass into:

Hallway 3'99 x 19'86 x 5'96 approx (0.91m x 5.79m x 1.52m approx)

Plain ceiling, dado rail, stairs to First Floor, radiator, laminate floor, door into:

Lounge 12'86 x 13'80 (into bay) approx (3.66m x 3.96m (into bay) approx)

Dado rail, uPVC double glazed bay window to front, original fireplace with tiled back, cast iron back panel and hearth, laminate floor. radiator, two alcoves

Living Room 10'76 x 12'67 approx (3.05m x 3.66m approx)

Plain ceiling, uPVC double glazed window to rear, radiator, feature fireplace with original hearth with tiles, tiled hearth, laminate floor, two alcoves, dado rail

W.C 2'58 x 6'27 approx (0.61m x 1.83m approx)

Plain ceiling, low level toilet, laminate floor, wall mounted wash hand basin

Dining Room 10'70 x 15'27 approx (3.05m x 4.57m approx)

Plain ceiling, coving, uPVC double glazed window to side, radiator, laminate floor, door into:

Kitchen 10'63 x 11'63 approx (3.05m x 3.35m approx)

Textured ceiling, uPVC double glazed stable door to side, uPVC double glazed window to side, uPVC double window to rear, Kitchen comprising of wall and base units, one and a half sink unit, 4 gas ring hob, extractor hood over, oven, space for fridge freezer, tiled walls around, radiator, tiled floor

First Floor

Landing (Split to front & rear) 6'04 x 21'58 approx (1.93m x 6.40m approx)

Plain ceiling, access to loft, pull down ladder, smoke detector, wardrobe

Bedroom One 10'39 x 15'37 approx (3.05m x 4.57m approx)

Plain ceiling, uPVC double glazed window to front, laminate floor, radiator, original fireplace

Bedroom Two 10'08 x 10'64 approx (3.25m x 3.05m approx)

Plain ceiling, original fireplace, uPVC double glazed window to rear, alcove, radiator, laminate floor, dado rail

Bedroom Three 6'02 x 10'71 approx (1.88m x 3.05m approx)

Plain ceiling, coving, uPVC double glazed window to front, laminate floor

Bathroom 7'46 x 7'32 approx (2.13m x 2.13m approx)

Plain ceiling, uPVC double glazed window to side, pedestal wash hand basin, walk in shower in glass enclosure, tiled walls all round, low level toilet, tiled floor, chrome towel heater

Bedroom Four 10'42 x 8'21 approx (3.05m x 2.44m approx)

Plain ceiling, coving, uPVC double glazed window to rear, laminate floor, cupboard housing combi boiler

External

To front: Enclosed forecourt, steps leading up to front door.

To Rear: Enclosed Garden, low maintenance, Seating areas, back rear lane 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

Tenure

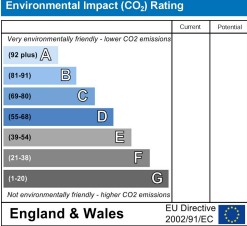
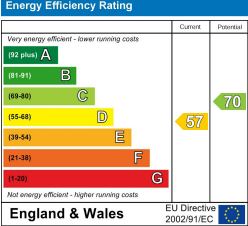
We are advised the Tenure is Freehold

Council Tax Band

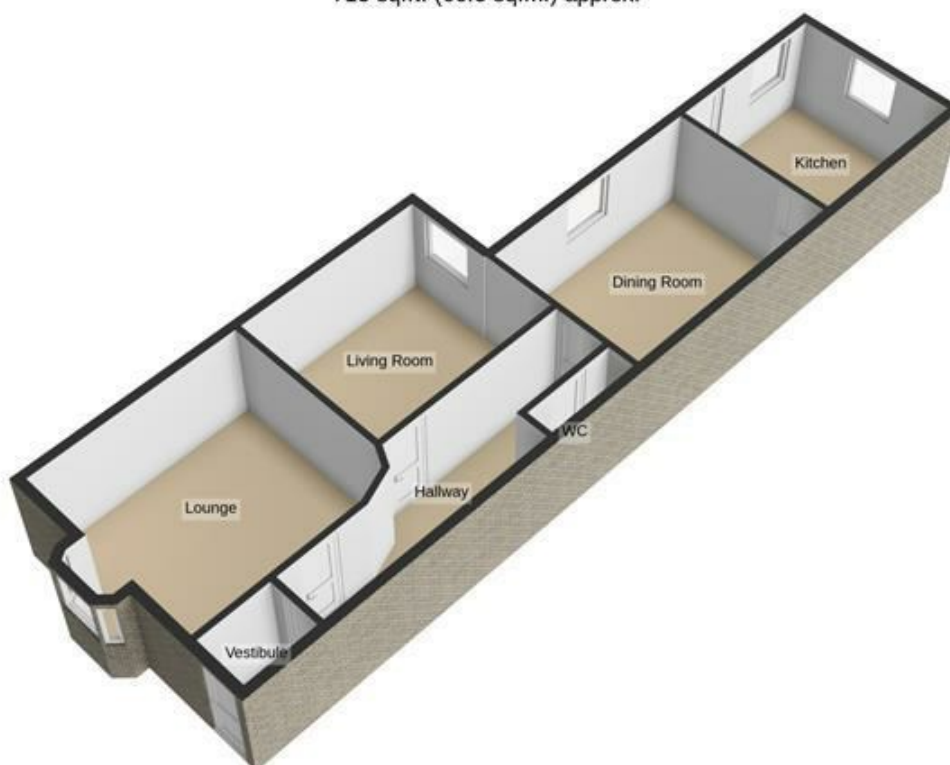
We are advised Council Tax Band is C

Energy Rating

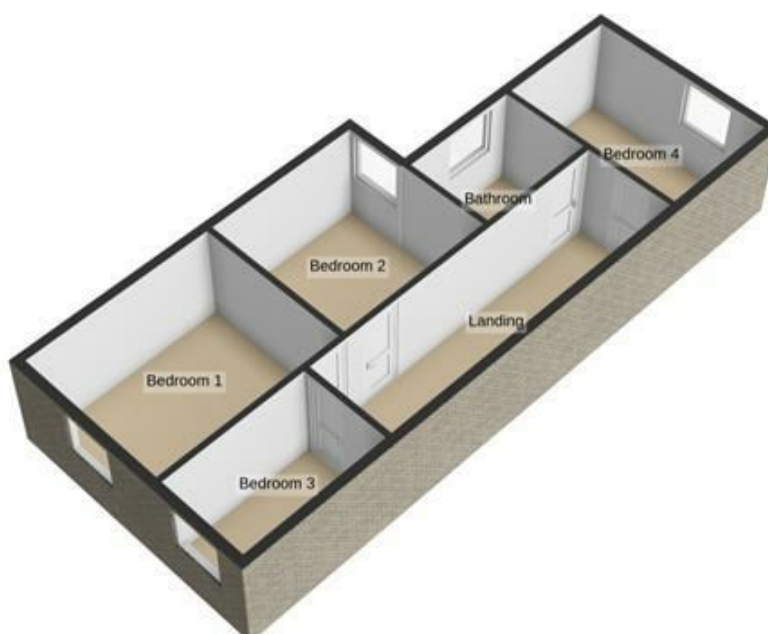
Energy Rating TBC



Ground Floor
713 sq.ft. (66.3 sq.m.) approx.



1st Floor
567 sq.ft. (52.7 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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