



**121 Old Castle Road, Llanelli, Carmarthenshire SA15 2SN**  
**£159,995**

Welcome to Old Castle Road in Llanelli, this charming terraced house presents an excellent opportunity for families and individuals alike. Boasting four bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The absence of a chain means that you can move in without delay, making this property an attractive option for those eager to settle into their new home swiftly. Situated close to Llanelli Town Centre, residents will benefit from easy access to a variety of amenities, including shops, restaurants, and recreational facilities. In summary, this terraced house on Old Castle Road is a delightful find, combining spacious accommodation with a convenient location. Whether you are looking to invest or seeking a new family home, this property is well worth your consideration. Energy Rating - TBC, Tenure - Freehold, Council Tax Band - C



## Ground Floor

### Entrance

Access via uPVC entrance door leading into:

### Entrance Hallway

Smooth ceiling, radiator, smoke detector, stairs to first floor.



### Lounge with Dining Area 23'9 x 12'6 approx (7.24m x 3.81m approx)

Coved and smooth ceiling, two radiators, two recess alcoves with storage cupboards, two recess alcoves with wall lights, fire surround with coal effect gas fire set within, uPVC double glazed window to rear, uPVC double glazed window to front.

### Kitchen 13'9 x 9'3 approx (4.19m x 2.82m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, uPVC double glazed window to side, single stainless steel sink with mixer tap, space for fridge freezer, part tiled walls, radiator, electric four ring hob, electric oven, space for tumble dryer, under stairs storage cupboard.

### Utility Area

Smooth ceiling, wall mounted boiler, plumbing for washing machine, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden.



### Bathroom 10'5 x 5'2 approx (3.18m x 1.57m approx)

A white three piece suite comprising of low level W.C., bath with shower over, low level W.C., smooth ceiling, respatex walls, radiator, uPVC double glazed window to rear.



## First Floor

### Landing

Split landing, coved and smooth ceiling, access to loft space.

### Bedroom One 13'8 x 9'0 approx (4.17m x 2.74m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to front.

### Bedroom Two 10'5 x 9'7 approx (3.18m x 2.92m approx)

Coved and smooth ceiling, uPVC double glazed window to rear, radiator.

### Bedroom Three 10'7 x 5'8 approx (3.23m x 1.73m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to front.

### Bedroom Four 9'11 x 8'3 approx (3.02m x 2.51m approx)

Coved and smooth ceiling, radiator, uPVC double glazed tilt'n'turn window to side.



### W.C

Low level W.C. pedestal wash hand basin, smooth ceiling, radiator, part tiled wall, tiled floor.

### External

The rear enclosed garden is laid to lawn with paved area.

### Tenure

We are advised the tenure is Freehold

### Council Tax Band

We are advised the Council Tax Band is 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**



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

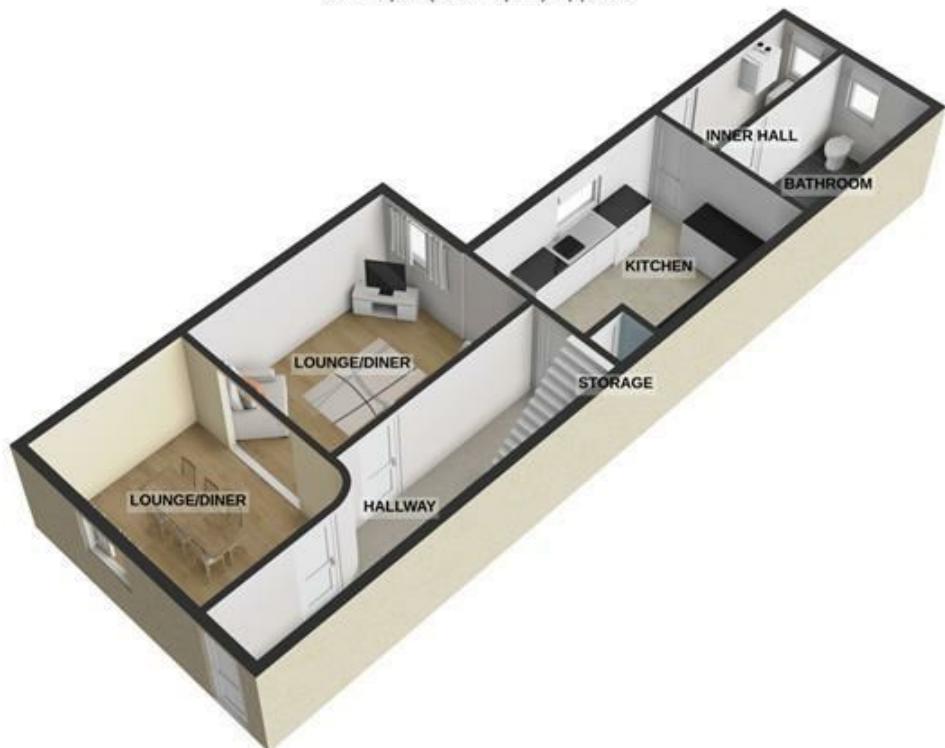
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GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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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