



26 Ropewalk Road, Llanelli, Carmarthenshire SA15 2AL
£154,995

Welcome to this charming property located on Ropewalk Road in the picturesque town of Llanelli. This delightful end terrace house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and a study to the first floor, there is ample space for a growing family or for those in need of a home office or guest room.

An enclosed low maintenance rear garden and garage offering off road parking makes this an ideal family home. Close to all local amenities, Don't miss out on the opportunity to make this charming house your own. this end terrace house on Ropewalk Road is sure to capture your heart. Book a viewing today and step into your future home! EPC: TBC,

Tenure: Freehold, Council Tax Band: C.



Entrance:

Via uPVC entrance door into:

Vestibule:

Door into

Entrance Hallway:

Coved ceiling, radiator, laminate flooring, under stairs seating area, stairs to first floor, french doors into:



Lounge: 21'8" x 12'3" approx (6.62 x 3.75 approx)

Coved ceiling, uPVC double glazed windows to front and back, two radiators, feature fireplace, two built in display cabinets.

Sitting Room: 13'1" x 8'9" approx (4.01 x 2.69 approx)

Coved ceiling, uPVC double glazed window to side, radiator, laminate flooring, feature fireplace,

Kitchen: 11'10" x 8'9" approx (3.63 x 2.67 approx)

Panelled ceiling, spot lights, access to loft space, uPVC double glazed window to side and rear, radiator, laminate flooring. A good range of wall and base units with complimentary work surfaces over, sink unit with mixer taps and drainers, integrated electric oven and four ring gas hob with extractor fan over, space for fridge freezer, space for dishwasher, space for washing machine. Breakfast Bar, door into;



Inner Porch:

Panelled ceiling, uPVC double glazed window to rear, uPVC double glazed door to side, laminate flooring, wall mounted electric heater.

First Floor:

Landing:

Coved and texture ceiling, access to loft space, split staircase.

Bedroom One: 10'7" x 10'3" approx (3.23 x 3.13 approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator, triple built in wardrobes.

Bedroom Two: 10'3" x 8'3" approx (3.13 x 2.54 approx)

Coved and textured ceiling, uPVC double glazed window to rear, radiator, built in wardrobes and storage shelves

Bedroom Three: 8'3" x 6'0" approx (2.53 x 1.84 approx)

Coved ceiling, uPVC double glazed window to front, radiator, built in cabin bed with storage cupboard and shelving.

Study: 5'2" x 3'9" approx (1.58 x 1.15 approx)

Panelled ceiling, uPVC double glazed window to side, built in airing cupboard housing wall mounted boiler.



Family Bathroom: 8'9" x 7'4" approx (2.68 x 2.26 approx)

Coved and textured ceiling, obscured uPVC double glazed window to side, radiator, linoleum flooring, A four piece suite comprising of low level W.C, pedestal wash hand basin, bath and separate shower cubicle, storage cupboard



External:

To the rear of the property is a low maintenance garden laid to patio a path leads to a brick storage shed with uPVC double glazed door and windows to side and rear, electric. Side gate with pedestrian access.

Garage:

With up and over door and electric.



Tenure:

Freehold.

Council Tax Band:

Council Tax 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**

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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GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 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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