Willow Estates

20 Goring Road, Llanelli, Carmarthenshire SA15 3HN
£299,995

Welcome to Goring Road, Llanelli, this immaculately presented terraced house with the benefit of many original features and offering a delightful blend of comfort and convenience. With four spacious bedrooms, this property is perfect for families or those seeking extra space. The three well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that every corner of the home is both functional and inviting. The property is ideally situated, offering easy access to Llanelli Town Centre, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the proximity to Parc Howard allows for leisurely strolls and outdoor activities, enhancing the overall lifestyle this home provides. This terraced house is not just a place to live; it is a sanctuary that combines modern living with the charm of Llanelli. Whether you are looking to settle down or invest, this property is a wonderful opportunity that should not be missed. Energy Rating - D, Council Tax Band - E, Tenure - Freehold

Ground Floor

Entrance
Access via entrance door leading into:

Vestibule
Coved ceiling, dado rail, original tiled floor, double half glazed interior doors lead into the:

Entrance Hallway
Original coved ceiling, original designed ceiling, radiator, exposed wooden floorboards, under stairs storage cupboard, decorative panelling to one wall.

Sitting Room 14'2 x 13'7 approx (4.32m x 4.14m approx)
Coved and smooth ceiling, picture rail, decorative panelling to walls, exposed wooden floorboards, original cast iron feature fire set in fire surround and hearth, two recess alcoves with shelving, uPVC double glazed window to front.

Lounge 12'3 x 15'6 approx (3.73m x 4.72m approx)
Coved and smooth ceiling, picture rail, exposed wooden floorboards, two recess alcoves, radiator, log burner set in cast iron fire surround and slate hearth, uPVC double glazed French Doors to rear garden.

Dining Room 15'3 x 11'8 approx (4.65m x 3.56m approx)
Smooth ceiling, decorative panelling to one wall, radiator, flagstone floor, window to side, uPVC double glazed window to side, storage cupboard, inglenook style fireplace with feature fire set within, tiled hearth.

Kitchen 10'2 x 11'9 approx (3.10m x 3.58m approx)
A fitted kitchen comprising of matching wall and base units with work surface over, coved and textured ceiling, part tiled walls, tongue and groove ceiling, radiator, single stainless steel sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, tiled floor, space for fridge freezer, wall mounted boiler, uPVC double glazed window to rear, uPVC double glazed stable style entrance door to rear garden.

Cloakroom
A two piece suite comprising of pedestal wash hand basin, low level W.C., smooth ceiling, radiator, part tiled walls, tiled floor, uPVC double glazed window to rear.

First Floor

Landing
Split landing with study area, radiator, smooth ceiling, stairs to Second Floor, storage cupboard, further storage cupboard with radiator, shelving, electric and space for tumble dryer.

Bedroom One 19'0 x 16'4 approx (5.79m x 4.98m approx)
Smooth ceiling, picture rail, radiator, two uPVC double glazed windows to front, cast iron feature fire set in white fire surround.

Bedroom Two 13'0 x 12'3 approx (3.96m x 3.73m approx)
Smooth ceiling, picture rail, radiator, cast iron feature fire with white fire surround, uPVC double glazed window to rear.

Family Bathroom
A three pieces suite comprising of low level W.C., bath with shower over, pedestal wash hand basin, smooth ceiling, part tiled walls, tiled floor, wall mounted towel heater, uPVC double glazed window to side.

Bedroom Three 12'1 x 10'8 approx (3.68m x 3.25m approx)
Smooth ceiling, radiator, uPVC double glazed window to rear

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Second Floor

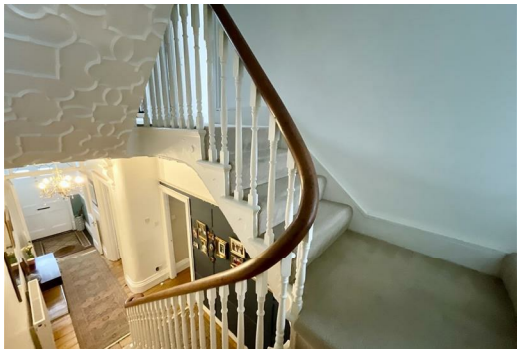
Bedroom Four 18'7 x 15'4 approx (5.66m x 4.67m approx)
Smooth ceiling, radiator, two eaves storage, velux window to front.

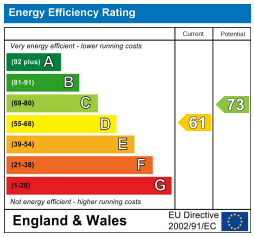
External
The rear enclosed garden is laid mainly to lawn and is bordered with flowerbeds plus a patio area. Rear pedestrian access to the rear lane. Storage Shed.

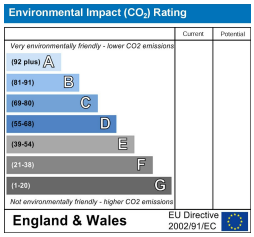
Council Tax Band
We are advised the Council Tax Band is E

Tenure
We are advised the tenure is Freehold

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, particuarly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT







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Ground Floor
849 sq.ft. (78.9 sq.m.) approx.

1st Floor
860 sq.ft. (79.9 sq.m.) approx.

2nd Floor
340 sq.ft. (31.6 sq.m.) approx.

Total Floor Area : 2049 sq.ft. (190.4 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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