



39 Gelli Deg, Llanelli, Carmarthenshire SA14 8RY
£169,995

Willow Estates have the pleasure of offering FOR SALE a THREE DOUBLE BEDROOM SEMI DETACHED HOUSE situated in a Cul-de-sac location close to Local Primary and Secondary Schools and with easy access to Llanelli Town Centre and Parc Pemberton and Trostre Retail Parks. The property is Well Presented and viewing is Highly Recommended. Briefly comprising of Lounge, Sitting Room, Bathroom, Kitchen and to the First Floor Three Bedrooms. Externally there is a Good Size enclosed Garden. EPC Rating C



Entrance:

Via uPVC entrance door into:

Entrance Hallway:

Smooth and coved ceiling, uPVC double glazed windows to front, radiator, laminate floor, stairs to first floor, under stairs storage cupboard with shelving and housing wall mounted boiler, doors into:

Lounge: 13'4" (into bay) x 8'11" approx (4.08 (into bay) x 2.74 approx)

Smooth and coved ceiling, uPVC double glazed bay window to front, radiator, laminate wood flooring, two recess alcoves.

Sitting Room: 13'2" x 12'1" approx (4.03 x 3.7 approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, laminate wood flooring, feature fireplace.

Bathroom:

Smooth and coved ceiling, uPVC double glazed window to side, tiled walls, wall mounted vertical towel heater, tiled floor, three piece suite comprising of low level W.C pedestal wash hand basin, bath with shower over, storage cupboard with shelving.

Kitchen: 14'3" x 8'0" approx (4.36 x 2.44 approx)

Coved and textured ceiling, uPVC double glazed window to rear, uPVC double glazed window to side, radiator, linoleum flooring, a range of wall and base units with work surfaces over, stainless steel sink unit with drainer, space for washing machine, space for cooker, space for fridge freezer, space for table and chairs.

First Floor:

Landing:

Smooth ceiling, access to loft, uPVC double glazed window to front radiator.

Bedroom One: 12'4" x 12'2" approx (3.76 x 3.72 approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator.

Bedroom Two: 10'5" x 10'0" approx (3.18 x 3.06 approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator.

Bedroom Three: 12'2" x 8'9" approx (3.72 x 2.69 approx)

Smooth and coved ceiling, uPVC double glazed window to rear, radiator, laminate wood flooring.

External:

To the front of the property is a gated front forecourt laid to stone with shared access to number 39 and 41, shared gated pedestrian access leads to the good size enclosed rear garden which is laid mainly to lawn with steps up to a raised decked area.

Tenure:

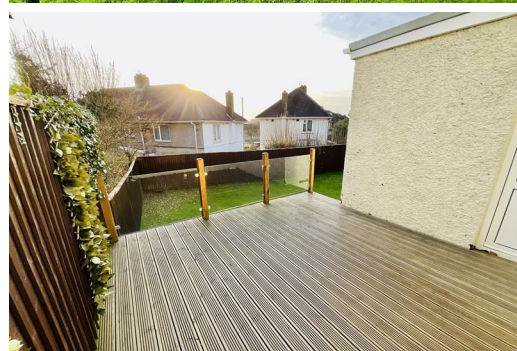
Freehold

Council Tax Band:

We have been advised that the property is Council Tax Band 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	

Energy Efficiency Rating: Current 69, Potential 84. Environmental Impact (CO₂) Rating: Current B, Potential A.

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

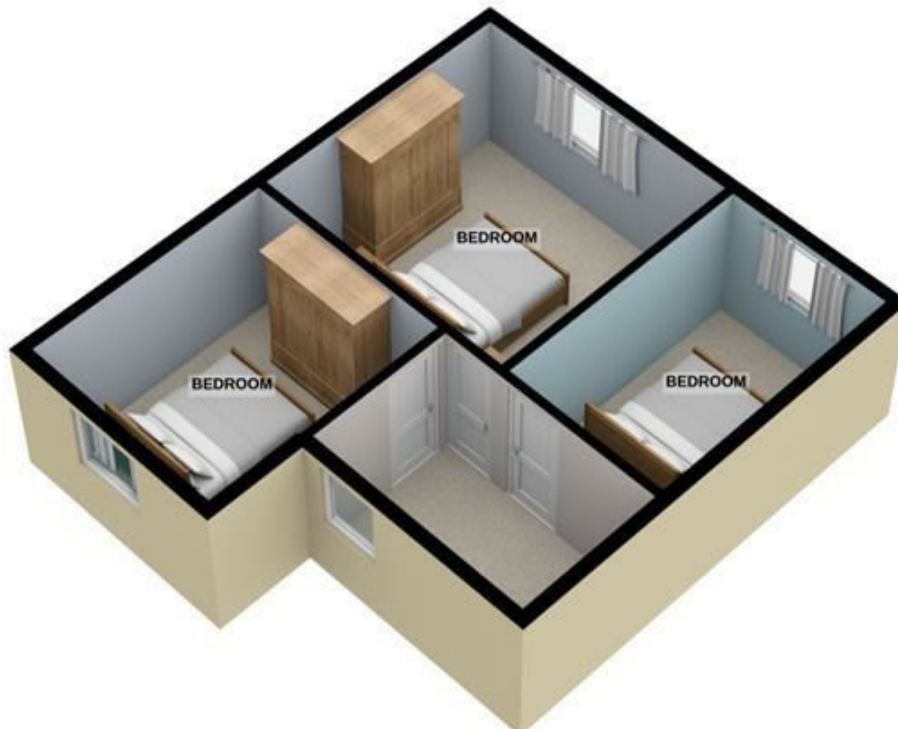
E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 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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