Willow Estates



10 Princess Street, Llanelli, Carmarthenshire SA15 2TD

£144,995

Welcome to Princess Street, Llanelli, this delightful terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and convenient home. The property boasts four bedrooms, providing ample space for families or those wishing to create a home office or guest room. The inviting reception room serves as a perfect gathering space, ideal for entertaining friends or enjoying quiet evenings in. One of the standout features of this property is the good size Garage to the rear of the property. This added convenience allows for easy access to the bustling Llanelli Town Centre, which is just a short distance away. Here, residents can enjoy a variety of shops, cafes, and local amenities, making everyday life both enjoyable and practical. This terraced house on Princess Street is not just a home; it is a gateway to a vibrant community, perfect for those looking to establish themselves in a welcoming neighbourhood. With its ideal location and spacious layout, this property is a must-see for anyone looking to make their first step onto the property ladder. Energy Rating D, Tenure - Freehold, Council Tax Band - B







Ground Floor

Entrance
Access via uPVC double glazed entrance door leading into:

Vestibule
Coved ceiling, dado rail, tiled floor, half glazed interior door leading into:

Entrance Hallway
Dado rail, stairs to first floor, smooth ceiling, smoke detector, radiator, under stairs storage cupboard.

Lounge with Dining Area 23'8 x 13'8 approx (7.21m x 4.17m approx)
Laminate wood floor, recess alcoves, two radiators, inglenook style fireplace with wood surround, cream fire surround, uPVC double glazed window to rear, uPVC double glazed window to front.

Kitchen 14'3 x 9'9 approx (4.34m x 2.97m approx)
A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, spotlights, electric four ring hob with extractor hood over, eye level electric oven, laminate wood floor, space for fridge freezer, one and half ceramic sink with mixer tap, uPVC double glazed window to side, radiator, larder with shelving.

Inner Hall
Laminate wood floor, uPVC double glazed entrance door, storage cupboard housing wall mounted boiler and plumbing for washing machine.

Bathroom 9'7 x 7'0 approx (2.92m x 2.13m approx)
A white three piece suite comprising of bath, pedestal wash hand basin, low level W.C., smooth ceiling, wall mounted towel heater, part tiled walls, tiled floor, two uPVC double glazed windows to side.

First Floor

Landing
Access to loft space, smoke detector, dado rail.

Bedroom One 10'4 x 13'1 approx (3.15m x 3.99m approx)
Coved ceiling, laminate wood floor, radiator, uPVC double glazed window to front.

Bedroom Two 12'1 x 10'2 approx (3.68m x 3.10m approx)
Coved ceiling, radiator, uPVC double glazed window to rear.

Bedroom Three 15'7 x 9'4 approx (4.75m x 2.84m approx)
Smooth ceiling, laminate wood floor, radiator, uPVC double glazed window to rear.

Bedroom Four 9'4 x 5'6 approx (2.84m x 1.68m approx)
Radiator, uPVC double glazed window to front.

External
The rear enclosed garden is paved with access to a Good Size Garage

Garage 20'7 x 16'9 approx (6.27m x 5.11m approx)
With electric connected, electric roller door, water and rear pedestrian access.

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

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, 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

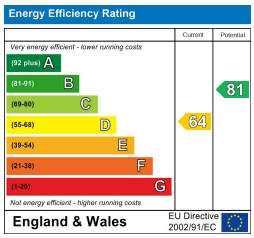


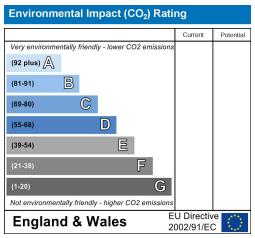










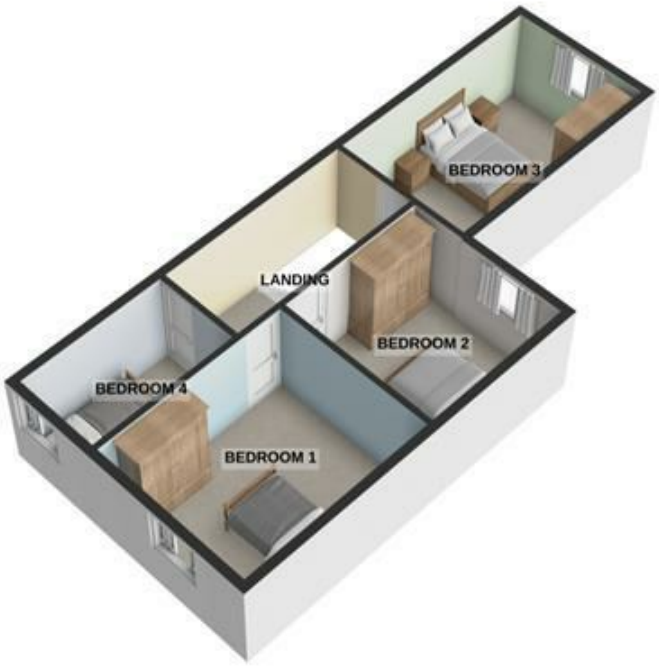


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GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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