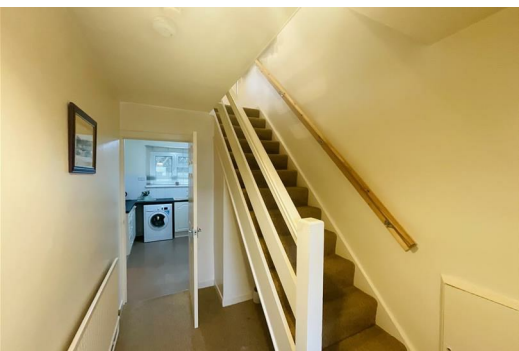




23 Caegar, Llanelli, SA14 9NR
£144,995

Willow Estates have Pleasure in Offering FOR SALE A Three Bedroom Semi-Detached House located in the Village of Llwynhendy, close to local Schools and Amenities. The Property comprises Entrance, Hallway, W.C, Kitchen/Diner, Lounge, Three Bedrooms, Bathroom. Externally to the Front: lawn area, with Path leading to side Pedestrian Access, Brick Storage Shed, steps leading down to Enclosed Garden laid to Lawn. Excellent Opportunity for First Time Buyer, Tenure Freehold, Council Tax Band B, Energy Rating E. Viewing A Must to Appreciate what this Property has to Offer.



Entrance 2'99 x 14'06 approx (0.61m x 4.42m approx)

uPVC double glazed door, textured ceiling, radiator, stairs to First Floor, smoke detector, electricity cupboard

W.C 2'32 x 4'09 approx (0.61m x 1.45m approx)

Textured ceiling, uPVC double glazed window to front, low level toilet, wall mounted wash hand basin, part tiled walls

Lounge 11'78 x 13'83 approx (3.35m x 3.96m approx)

Textured ceiling, uPVC double glazed window to front, radiator, two alcoves, gas fireplace, marble hearth

Kitchen/Diner

Kitchen 8'21 x 9'43 approx (2.44m x 2.74m approx)

Textured ceiling, uPVC double glazed window to rear, uPVC double glazed door to side, matching wall and base units, part tiled walls, plumbing for washing machine, sink with mixer taps over, space for cooker, space for fridge freezer, under stairs storage, opening into:

Dining Room 9'5 x 9'41 approx (2.87m x 2.74m approx)

uPVC double glazed window to rear, radiator.

First Floor

Landing 5'8 x 8'52 approx (1.73m x 2.44m approx)

Textured ceiling, access to loft, uPVC double glazed window to side, smoke detector

Bedroom One 11'9 x 11'6 approx (3.58m x 3.51m approx)

Plain and coved ceiling, uPVC double glazed window to front, radiator, storage cupboard with rails housing back boiler.

Bedroom Two 9'3 x 12'2 approx (2.82m x 3.71m approx)

Textured ceiling, uPVC double glazed window to rear, radiator, storage cupboard with rails

Bedroom Three 7'57 x 8'47 approx (2.13m x 2.44m approx)

Plain and coved ceiling, uPVC double glazed window to front, radiator, storage cupboard

Bathroom 6'7 x 5'3 approx (2.01m x 1.60m approx)

Plain ceiling, uPVC double glazed window to rear, Three piece suite comprising of Bath, low level toilet, pedestal wash hand basin, part tiled walls

External

To Front: Laid to Lawn, path to front door, side Pedestrian access, storage shed,

To Rear: Steps down to rear Enclosed Garden

Tenure

We are advised the Tenure is Freehold

Energy Rating

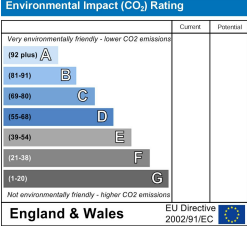
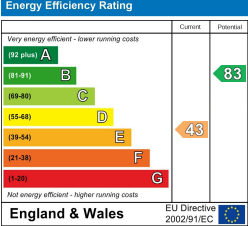
Energy Rating is To Be Confirmed

Council Tax Band

We are advised that the Council Tax Band is 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



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 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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