Willow Estates



48 Thomas Street, Llanelli, Carmarthenshire SA15 3JA

£130,000

Welcome to Thomas Street in Llanelli, nestled on this bustling street is this terraced house which presents an exceptional investment opportunity. With planning permission already in place for the conversion into flats, this property is perfect for those looking to capitalise on the growing demand for residential spaces in the area or potentially a blend of commercial and residential development (subject to planning) The house boasts parking for two vehicles, a valuable feature in this vibrant location. Its proximity to the town centre means that residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making it an attractive option for potential tenants or buyers. This property is a canvas for development, offering the chance to create modern living spaces in a thriving community. Whether you are an experienced investor or looking to make your mark in the property market, this terraced house on Thomas Street is a remarkable opportunity that should not be overlooked. Viewing is essential to appreciate what can be achieved at this property. Planning No pl/03919. EPC: F, Tenure: Freehold, Council Tax Band: C.







Entrance:
Via door into:

Entrance Hallway:
Stairs to first floor

Room One:
uPVC window to front

Room Two:
uPVC window to front

Room Three:
uPVC window to rear, uPVC door to side.

Shower Room:

Room Four:
uPVC double glazed window to rear, uPVC double glazed door to side.

First Floor:

Landing:
uPVC double glazed window to front.

Bedroom One:
Smooth and coved ceiling, uPVC double glazed window to front. radiator, laminate flooring.

Lounge:
Smooth and coved ceiling, uPVC double glazed window to front. radiator, laminate flooring.

Bedroom Two:
Smooth and coved ceiling, uPVC double glazed window to rear, radiator, laminate flooring.

Kitchen:
Smooth and coved ceiling, two uPVC double glazed window to rear, uPVC double glazed window to side, two radiators. Range of wall and base units with complimentary work surface over, stainless steel sink unit and drainer, space for cooker, space for washing machine, space for fridge freezer.

Bathroom:
Smooth ceiling, uPVC double glazed windows to rear, part tiled walls, linoleum flooring, radiator, bath with shower over, low level W.C , vanity sink unit.

Loft:
Boarded and with lighting

External:
To the rear of the property is a garden with a path leading to the two detached garages , gated pedestrian access.

Garage One: 16'6 x 14'10 approx (5.03m x 4.52m approx)
Roll door.

Garage Two: 20'8 x 12'4 approx (6.30m x 3.76m approx)
Roller door

Council Tax Band:
We are advised that the Council Tax Band is Band C.

Tenure;
We are advised that the property is Freehold.

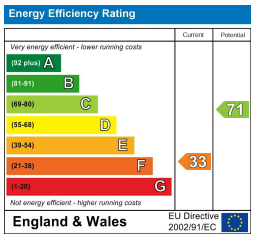
Property Disclaimer
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance 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

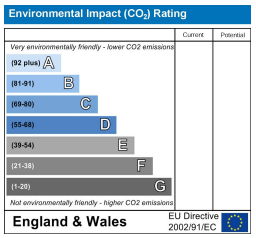












35 Thomas Street, Llanelli, SA15 3JE
Tel: 01554 758123
E-mail: properties@willow-estates.com
www.willow-estates.com

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