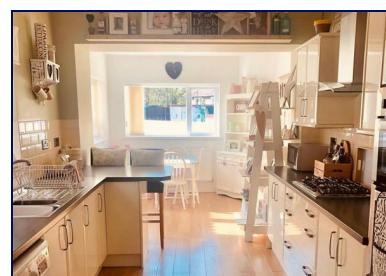


10 Parkview Terrace, Llanelli, Carmarthenshire, SA15 3HA



£179,995



An immaculately presented mid terrace property located in a beautiful spot overlooking Peoples Park. This property really is immaculate with nothing to do other than move in your things. Inside you will find an entrance hallway leading to the bright and airy sitting room, a cozy lounge, downstairs cloak room and a 20ft kitchen/dining room to the ground floor. Upstairs you have three bedrooms and a bathroom with both bath and shower cubicle. The rear garden is fully enclosed with patio area and storage shed. Viewing is a must for this property. Freehold. Council Tax Band - C. EPC - E40.

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RICS



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PROTECTED

Entrance Hallway

Entered via double glazed front door into hallway, radiator, laminate flooring, stairs lead to first floor with under stairs storage cupboard, doors to:



Sitting Room

11'4 x 10'10 (3.45m x 3.30m)

Double glazed window to front, radiator, laminate flooring.



Lounge

12'1 x 9'3 (3.68m x 2.82m)

Double glazed French doors to rear, radiator, laminate flooring, twin alcoves with shelving.



Kitchen

25'09 x 9'1 (7.85m x 2.77m)

Fitted with a range of matching base and wall units, stainless steel 1 1/2 bowl sink, integrated double oven, five ring gas hob with extractor hood over, integrated fridge freezer, space for washing machine, laminate flooring, spot lighting, part tiled walls, radiator, cupboard housing boiler, double glazed windows to side and rear, double glazed door to rear garden.



Cloak Room

5'9 x 2'5 (1.75m x 0.74m)

Fitted with a low level W.C and wash hand basin with storage cupboard beneath, laminate flooring, part tiled walls, extractor fan.



Landing

Loft access, radiator, doors to:



Bedroom One

15'4 x 10 (4.67m x 3.05m)

Two double glazed windows to front, radiator.



Bedroom Two

12'2 x 9'2 (3.71m x 2.79m)

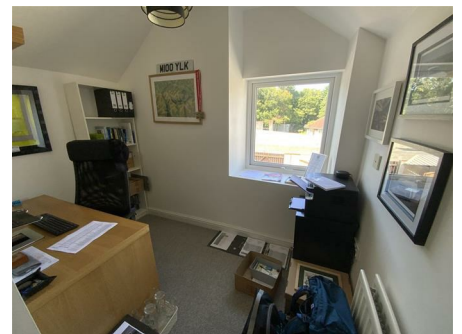
Double glazed window to rear, radiator.



Bedroom Three

5'5 x 6'6 (1.65m x 1.98m)

Double glazed window to rear, radiator.



Bathroom

7'8 x 5'7 (2.34m x 1.70m)

Fitted with a suite comprising of low level W.C, wash hand basin with storage cupboard beneath, paneled path and shower cubicle, radiator, heated towel rail, tiled flooring, tiled walls, Velux style window.



Externally

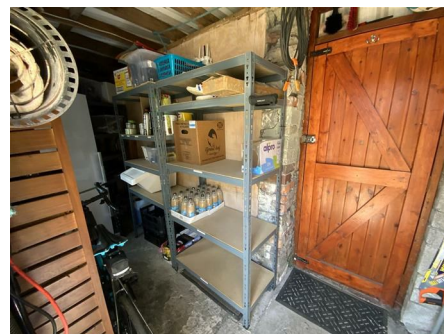
The front of the property is accessed via a gate with pathway leading to the front door, gravelled area with wall boundary.

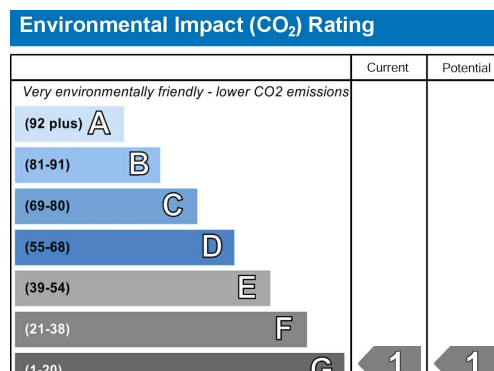
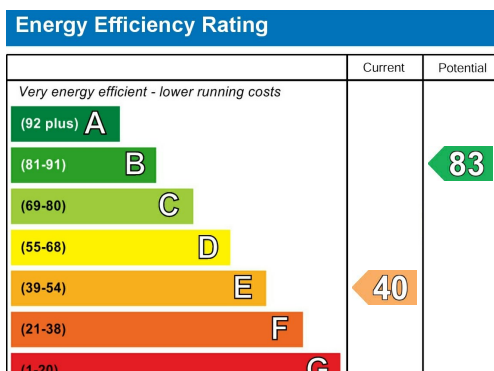
The rear garden is paved to patio and fully enclosed. Steps lead down to a storage shed with door leading to rear lane.



Services

We are advised that all mains are connected.
Please note photos are taken with a wide angle lens.
EPC - E40
Council Tax Band - C
Freehold





You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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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