

## 4 Westview Terrace, Llanelli, Carmarthenshire, SA15 1DL



**Asking price £139,995**



Well presented end of terrace three bedroom former church house, outstanding views across Llanelli and the coastline. The property is unique as you approach from the rear and the front is looking out maximising the views. The property has been updated and finished to a high standard, the current owners have utilised the attic space, added an en-suite shower room to the main bedroom, wc to the third bedroom, and a good size downstairs bathroom. The garden can be accessed via the house and the side gates to the landscaped terraces, there is friendship gate between three of the houses. Only on viewing can you appreciate the location, the views and all this house has to offer.

EPC: E Square Metres: 87 Council Tax Band: B

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**RICS**



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**PROTECTED**

## Accommodation Provides:

Front entrance door into .....

## Hallway:

With staircase to first floor, radiator, laminate floor.



## Living Room Dining Room:

22'6" x 10'8" (6.88m x 3.26m)

Window to rear and sliding doors to front, 2 radiators, laminate floor, electric fire, 3 alcoves.



## Kitchen:

11'3"(15'10") x 8'5" (3.44m(4.84) x 2.58m)

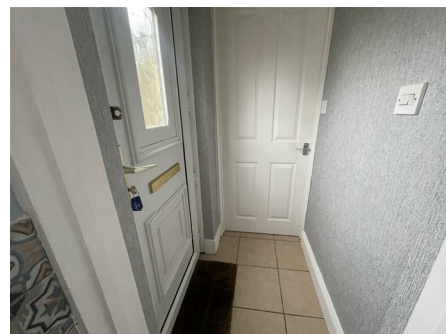
Fitted with base and wall units with complimentary work surfaces, one and a half bowl single drainer sink unit with mixer tap, integrated eye level oven, gas hob, space for washing machine and fridge freezer, tiled floor, part tiled walls, radiator, wall mounted gas fired central heating boiler, window to side, under stairs cupboard.





### **Lobby:**

Tiled floor, door to rear.



### **Bathroom:**

8'3"(5'2") x 8'10"(4'11") (2.54m(1.58) x 2.70m(1.51))

With panelled oval bath, wash hand basin, wc, radiator, tiled floor and walls, windows to side and rear.



## **FIRST FLOOR:**

### **Landing:**

Loft access and ladder, built in cupboard/wardrobe.

### **Bedroom 1:**

11'2" x 14'2" into alcove (3.41m x 4.32m into alcove)

Window to front and door to Juliette balcony, radiator, alcove, door into .....



### **En-Suite:**

Macerator w.c. vanity wash hand basin, shower cubicle, extractor fan, lino floor, part tiled walls.



### **Bedroom 2:**

7'9" x 10'5" (2.37m x 3.18m)

Window to rear, radiator,



### **Bedroom 3:**

11'5" into alcove x 8'4" (3.48m into alcove x 2.55m)

Window to side, radiator.



### **En-Suite WC:**

W.c. and wash hand basin, lino floor.



### **Attic:**

With electric and storage into eaves, central height is 6'2 approx central height. Roof is insulated and boarded.



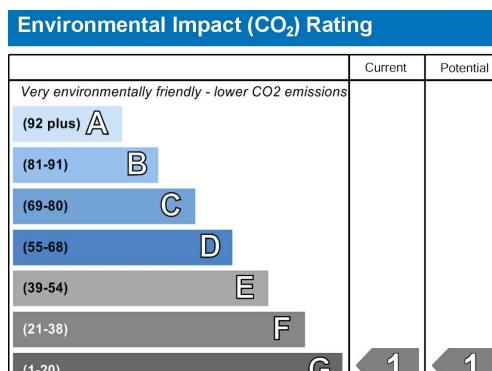
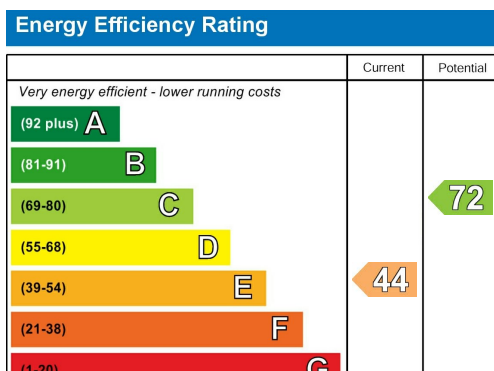
**Externally:**

Expansive views of the coast and Llanelli from enclosed gated top terrace. Lower garden and decking. Freindhsip gate through three of the houses to access rears.

Rear garden with store shed and courtyard.

**Services:**

Mains water gas electricity and drainage.



**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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