



121 Havard Road, Llanelli, SA14 8SD

Offers Over £190,000

Situated in the popular and well established area of Havard Road, Llanelli, and offered for sale with No Chain, this bay fronted semi-detached house offers a fantastic opportunity for buyers looking for a property they can modernise and make their own. The property provides well proportioned accommodation throughout, with two reception rooms, a kitchen/breakfast room, three bedrooms and a rear garden. The front facing dining room is enhanced by a lovely bay window, creating a bright and welcoming space, while the rear lounge provides a cosy area for relaxing and family gatherings. The kitchen/breakfast room offers plenty of potential to create a modern and practical family kitchen, with a rear porch and useful WC completing the ground floor. To the first floor are three well proportioned bedrooms, together with a shower room. The property is ideally positioned for a range of local amenities, with schools including St Mary's Primary School and St John Lloyd Catholic Comprehensive School located nearby. Local shops and everyday amenities are within easy reach, while both Pemberton and Trostre Retail Parks provide a wide range of shops, supermarkets, restaurants and leisure facilities. Llanelli town centre is also easily accessible, with excellent road links towards Swansea, Carmarthen and the M4 via the A484. Prince Philip Hospital is also located nearby. An excellent opportunity for buyers seeking a three bedroom family home with plenty of potential for modernisation in a convenient Llanelli location.

The Accommodation Comprises

Ground Floor

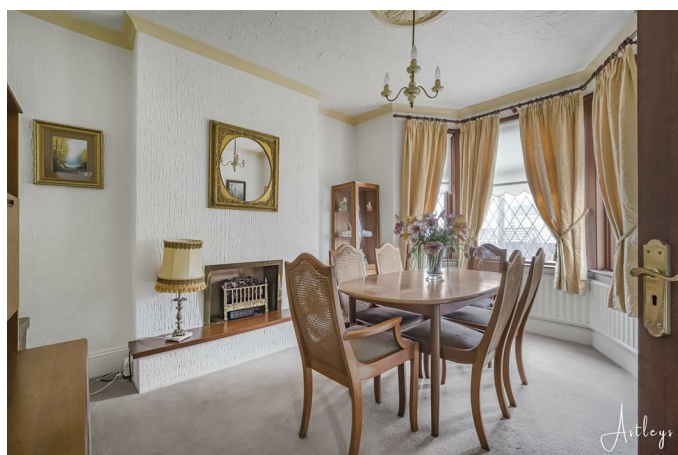
Porch 4'1" x 3'6" (1.25m x 1.07m)

Hardwood double glazed window to front, door leading into the hallway.

Hall 9'4" x 8'2" (2.84m x 2.50m)

Window to front, radiator, staircase to first floor.

Dining Room 10'9" x 11'7" (3.27m x 3.54m)



Hardwood double glazed bay window to front, radiator.

Lounge 20'8" x 11'7" (6.30m x 3.54m)



Patio doors to the rear garden, two radiators.

Kitchen 17'7" x 6'7" (5.37m x 2.00m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl sink unit, tiled splashbacks, built-in fridge, freezer and dishwasher, built-in eye level electric double oven, four ring electric hob, radiator, hardwood double glazed windows to side and rear, door to porch.

Rear Porch 6'6" x 4'3" (1.99m x 1.30m)



Windows to side and rear, door to garden, radiator.

WC 6'6" x 2'6" (1.99m x 0.76m)



WC. Hardwood double glazed window to rear, radiator.

First Floor

Landing 7'10" x 8'2" (2.39m x 2.50m)

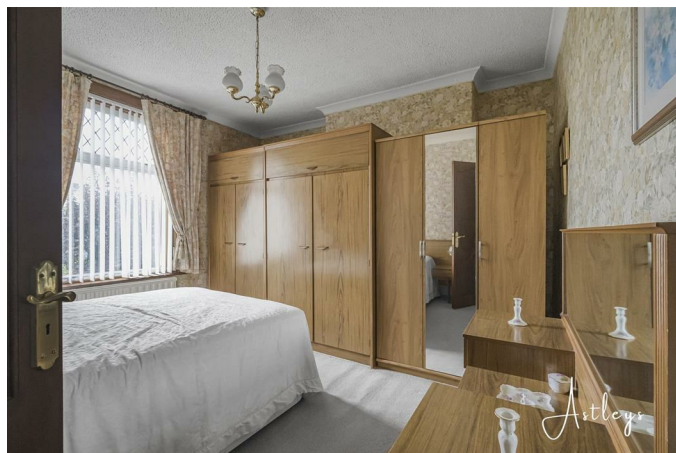
Window to side.

Bedroom 1 12'10" x 11'7" (3.92m x 3.54m)



Hardwood double glazed bay window to front, radiator.

Bedroom 2 11'3" x 11'7" (3.44m x 3.54m)



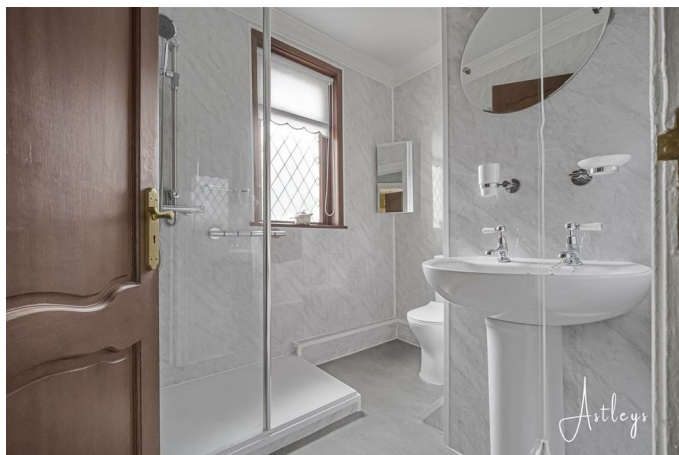
Aluminium double glazed window to rear, radiator.

Bedroom 3 9'6" x 8'2" (2.90m x 2.50m)



Aluminium double glazed window to rear, radiator.

Shower Room 6'0" x 8'2" (1.83m x 2.50m)



Three piece suite comprising a shower, wash hand basin and WC. Storage cupboard, hardwood frosted double glazed window to front.

External



Externally, the property benefits from a driveway to the front, providing off road parking, together with a lawned front garden and side access leading to the rear.

The good sized rear garden offers a patio area leading onto a lawned garden, providing a pleasant outdoor space with scope for landscaping and entertaining. The garden also benefits from a greenhouse and garden shed, providing useful additional storage.

Agents Note

Tenure - Freehold

Council Tax Band - C

Parking - Driveway

Services - Services - Mains electric. Mains sewerage. Mains Gas. Water meter.

Mobile coverage - EE Vodafone Three O2

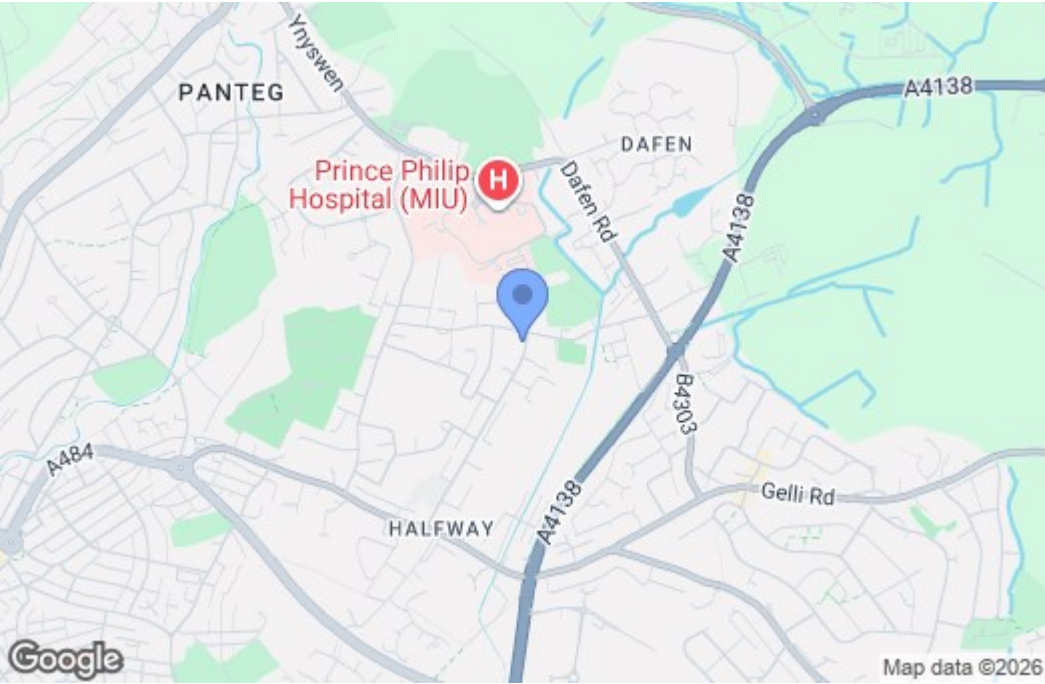
Broadband - Basic 8 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

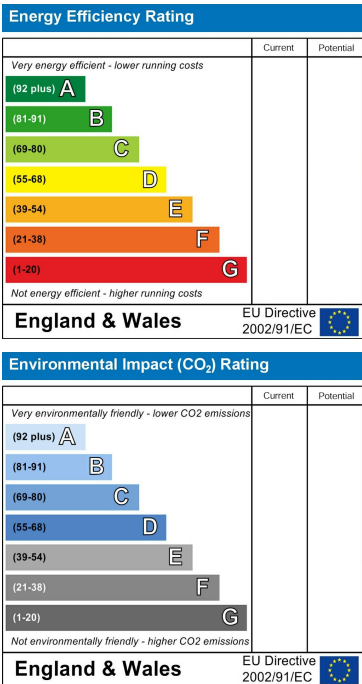
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.