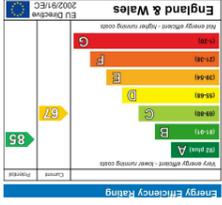


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



Tir Capel, Llanelli, SA14  
 Approximate Area = 904 sq ft / 84 sq m  
 For identification only - Not to scale

FLOOR PLAN



79 Tir Capel  
 , Llanelli, SA14 8SR  
 Asking Price £149,500



## GENERAL INFORMATION

Located in the charming cul-de-sac of Tir Capel, Llanelli, this delightful semi-detached house presents an excellent opportunity for first-time buyers. With its convenient location, the property is within easy walking distance of local schools, shops, and the popular Trostre Retail Parc, making it ideal for families and professionals alike.

Upon entering, you are welcomed by a hallway that leads to an inviting reception room, perfect for both relaxation and entertaining. The well-appointed kitchen/dining room provides a lovely space for family meals and gatherings. Upstairs, you will find three comfortable bedrooms, offering ample space for rest and personalisation, along with a well-equipped bathroom.

Externally, the property boasts a front garden, enhancing its curb appeal, and off-road parking for one vehicle, ensuring convenience for residents and guests.

This home is not only practical but also offers a warm and welcoming atmosphere, making it a perfect choice for those looking to establish themselves in a friendly community. Viewing is highly recommended to fully appreciate the potential this property has to offer.

Council tax band - B

Tenure - Freehold

EPC D

Ex local authority property, no onward chain.

## FULL DESCRIPTION

### ENTRANCE

UPVC frosted door with matching side panel, opening into:-

### HALLWAY

Stairs to first floor, laminate wood flooring, radiator, Covanta ceiling, doors to:

### LOUNGE

16'10 max x 12'5 max (5.13m max x 3.78m max)

Double glazed window to front and rear aspect, wood fire surround with marble hearth housing log burner, laminate wood flooring, coving to ceiling, wood door with glazed panel.

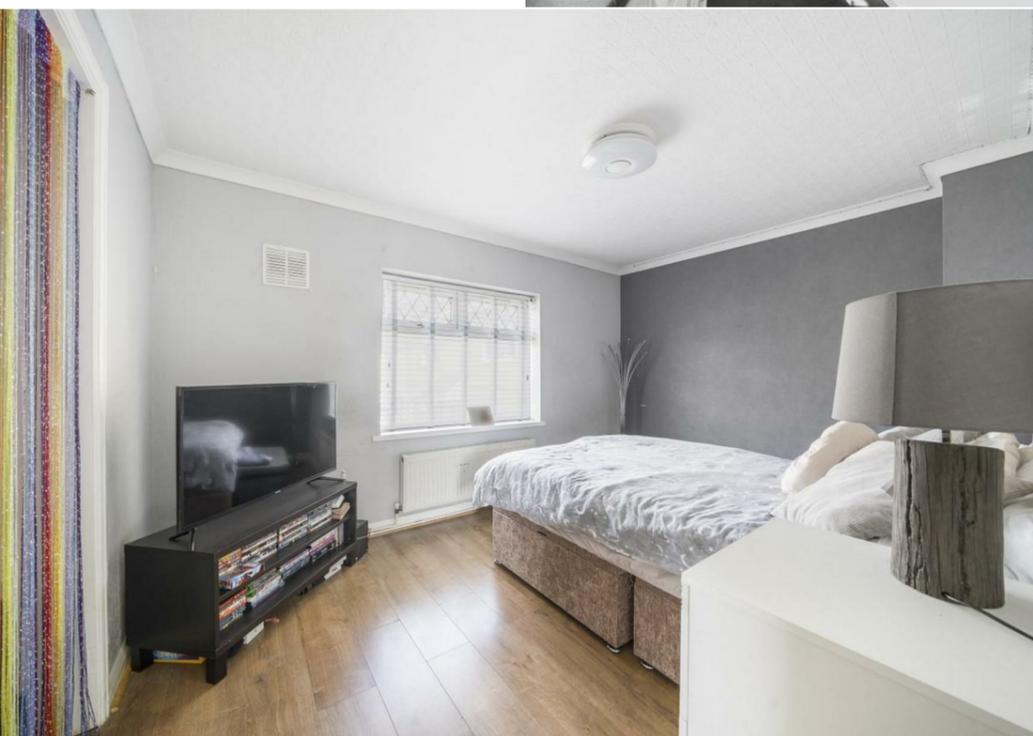
### KITCHEN DINER

17'5 max x 13'4 max (5.31m max x 4.06m max)

KITCHEN AREA: Fitted with a range of wall and base units, worktops over, inset stainless steel sink, double glazed window overlooking rear garden, tiled splashback, inset gas oven, hob and extractor hood over, laminate wood flooring, breakfast bar with glass cabinets, understairs storage cupboard.

DINING AREA: Double glazed window to front aspect, radiator, coving, laminate flooring.

### FIRST FLOOR



### LANDING

Coving, attic access, double glazed window overlooking rear garden, radiator under.

### BEDROOM ONE

12'5 x 9'2 min (3.78m x 2.79m min)

Double glazed window to front aspect with radiator under, coving to ceiling, laminate wood flooring, built-in storage cupboard providing ample storage.

### BEDROOM TWO

10'8 min x 10' min (3.25m min x 3.05m min)

Laminate wood flooring, coving, double glazed window to front aspect, radiator, built-in storage cupboard providing ample hanging and storage space.

### BEDROOM THREE

9'7 x 7'5 (2.92m x 2.26m)

Laminate wood flooring, coving, double glazed window to rear garden, radiator.

### BATHROOM

White suite comprising panelled bath with shower over, wash hand basin and w.c., set into vanity unit, ceramic tiled flooring, coving to ceiling, frosted double glazed window to rear aspect, radiator.

### EXTERNALLY

#### REAR GARDEN

Patio area with steps down to a lawn, gate to rear parking, lawn to side, side access, gate, outside tap, outside security light on log storage shed and further plastic Kettering shed for storage.

#### MATERIAL INFORMATION

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist. You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - YES: Octopus

Gas - YES: Octopus

Water - YES - Welsh Water

Broadband: NO

