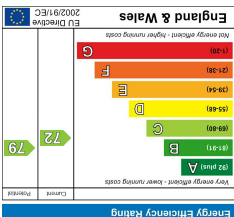
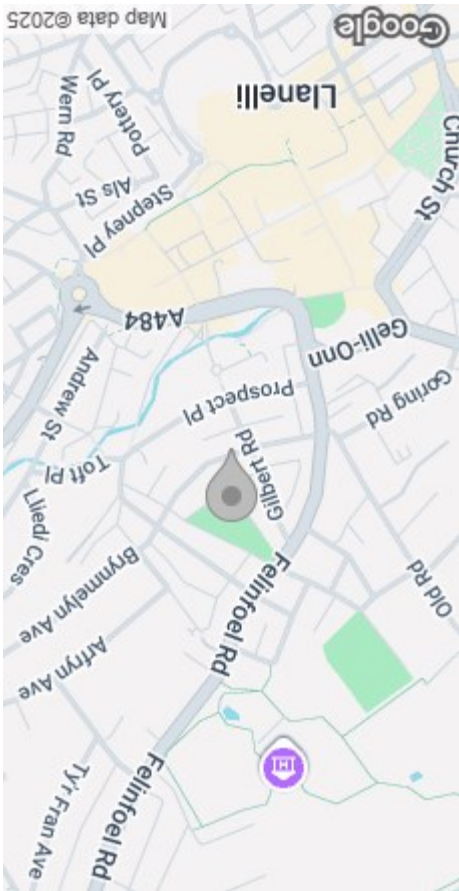


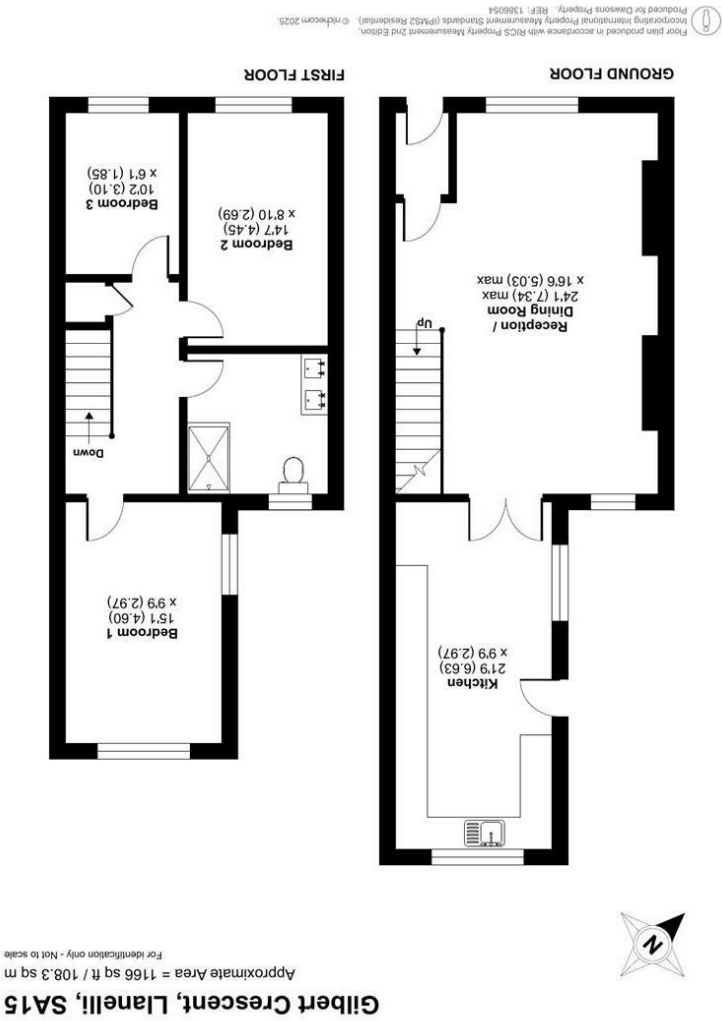
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



FLOOR PLAN



32 Gilbert Crescent  
Llanelli, SA15 3RB  
Asking Price £145,000

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GENERAL INFORMATION

The property is situated on Gilbert Crescent, Llanelli, and the delightful mid-terrace house offers a perfect blend of modern living and traditional character. With three bedrooms, this property is ideal for families or those seeking to move into their first home. The inviting reception room provides a warm welcome, showcasing original features that add to the home's unique charm.

The open-plan living space is designed for both comfort and functionality. The layout allows for a seamless flow between the living and dining areas, creating a bright and airy atmosphere throughout.

Conveniently located within walking distance of local amenities and the town centre, residents will find everything they need just a short stroll away. Whether you are looking for shops, cafes, or recreational facilities, Llanelli has much to offer.

This well-presented property is not only a lovely home but also a fantastic opportunity for those looking to settle in a vibrant community. With its combination of original features and modern conveniences, this mid-terrace house is sure to impress. Don't miss the chance to make this charming property your own.

FULL DESCRIPTION

- ENTRANCE
- VESTUBLE
- RECEPTION/DINING ROOM  
24'0" x 16'6" (7.34m x 5.03m)
- KITCHEN  
21'9" x 9'8" (6.63m x 2.97m)
- FIRST FLOOR
- LANDING
- BEDROOM ONE  
15'1" x 9'8" (4.60m x 2.97m)
- BEDROOM TWO  
14'7" x 8'9" (4.45m x 2.69m)
- BEDROOM THREE  
10'2" x 6'0" (3.10m x 1.85m)



FAMILY BATHROOM  
EXTERNAL  
COUNCIL TAX BAND= C  
EPC-C  
TENURE=FREEHOLD  
SERVICES

Heating System -  
Mains gas, electricity, sewerage and water  
Broadband - The current supplier is Mobile - There are no known issues with mobile coverage using the vendors current supplier,  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

