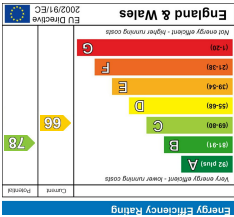
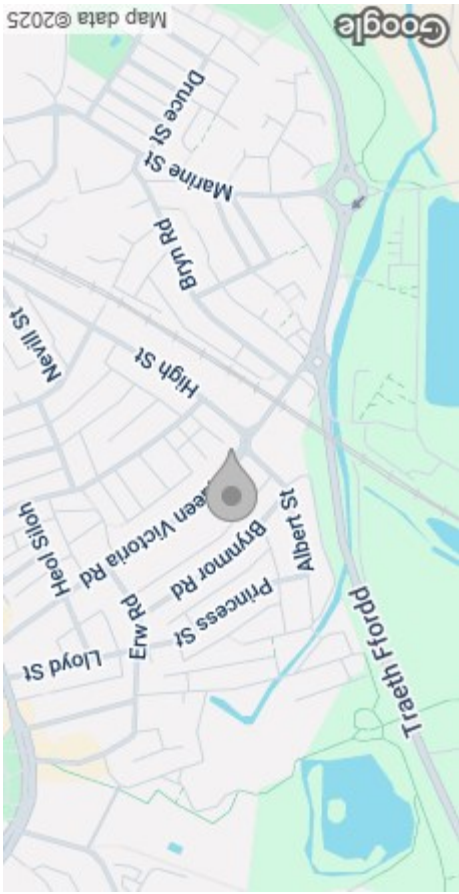


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



101 Queen Victoria Road
, Llanelli, SA15 2TR
Offers Around £157,500

3 1 2 D

GENERAL INFORMATION

Situated on Queen Victoria Road in Llanelli, this delightful mid - terrace house presents an excellent opportunity for those seeking a family home with character. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout offers a warm and welcoming atmosphere, making it easy to envision creating lasting memories within these walls. The property also features a conveniently located bathroom, ensuring comfort and practicality for everyday living.

One of the standout features of this home is its proximity to the town centre and the beautiful beach, allowing residents to enjoy the best of both urban and coastal living. Whether you fancy a leisurely stroll along the sea front or a quick trip to local shops and amenities, everything you need is just a stone's throw away.

Additionally, there is private rear parking for one vehicle with secure roller shutter door, a valuable asset in this desirable location. There is also a storage shed or the potential for use as a workshop. This period property is brimming with potential, offering the perfect canvas for those looking to create their dream family home. With its prime location and spacious layout, this house is not to be missed. We invite you to come and explore the possibilities that await you in this lovely Llanelli residence.

FULL DESCRIPTION

ENTRANCE

VESTIBULE

HALLWAY

LOUNGE

14'6" x 12'3" into bay (4.42m x 3.74 into bay)

SITTING ROOM

15'5" x 11'2"n (4.70m x 3.42n)

KITCHEN/DINING AREA

22'4" x 12'0" (6.81m x 3.67)

W.C.

FIRST FLOOR

LANDING



BATHROOM

BEDROOM 1

15'7" x 11'6" (4.75m x 3.53m)

BEDROOM 2

14'9" x 11'6" into bay (4.52m x 3.53m into bay)

BEDROOM 3

7'1" x 6'9" (2.18m x 2.08m)



EXTERNALLY
STORAGE SHED

PARKING

PRIVATE REAR PARKING FOR ONE CAR TO REAR WHICH IS SECURED BY A ROLLER SHUTTER DOOR AND PERMIT PARKING TO FRONT

COUNCIL TAX BAND - D

TENURE
FREEHOLD

EPC-D

SERVICES

Heating System - Gas
Mains gas, electricity, sewerage and water
Broadband - Not currently at the property.
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.

