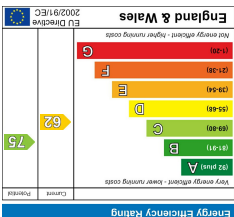
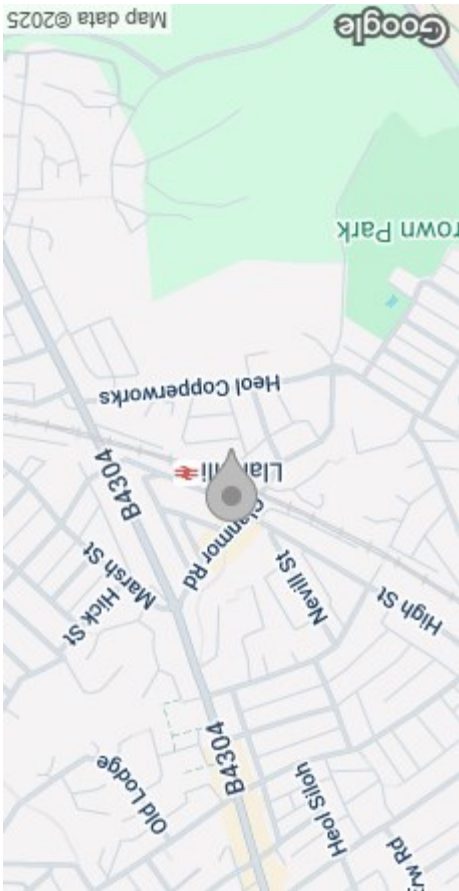


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



8 Great Western Terrace
, Llanelli, SA15 2ND
Offers Around £119,500

3 1 2 D

GENERAL INFORMATION

Situated in Great Western Terrace, Llanelli, this three bedroom mid-terrace property is offers an excellent opportunity for both first-time buyers and savvy investors. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. Additionally, the property features a convenient utility area, enhancing the functionality of the living space.

The low-maintenance enclosed rear garden offers a private retreat, ideal for relaxing or hosting summer gatherings without the burden of extensive upkeep.

This three-bedroom mid-terrace house is not only a wonderful place to call home but also represents a promising investment opportunity. Whether you are looking to settle down or expand your property portfolio, this residence is sure to meet your needs. Do not miss the chance to view this charming property in Llanelli.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge

13'3" x 9'10" (4.06m x 3.02m)

Reception Room

10'4" x 12'5" (3.15m x 3.79m)

Kitchen

8'9" x 9'10" (2.68m x 3.01m)

Utility

4'5" x 7'0" (1.35m x 2.15m)

Dining Room

12'3" x 11'9" (3.75m x 3.6m)



Bedroom 1
16'7" x 10'0" (5.07m x 3.05m)

Bedroom 2
9'10" x 10'3" (3.00m x 3.13m)

Bedroom 3
9'11" x 10'0" (3.03m x 3.06m)

Walk in wardrobe
6'9" x 9'0" (2.06m x 2.76m)

Family Bathroom
6'6" x 7'1" (2.00m x 2.16m)

Parking
On road parking

Council Tax Band = B

EPC = D

Tenure
Freehold

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

