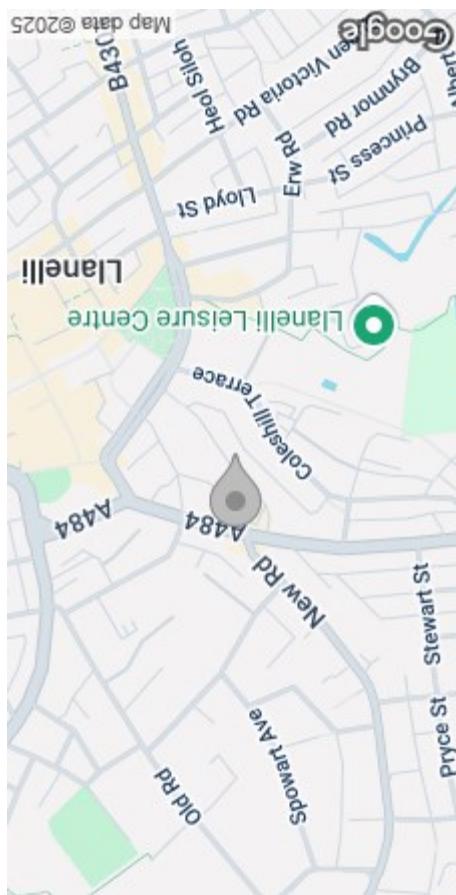
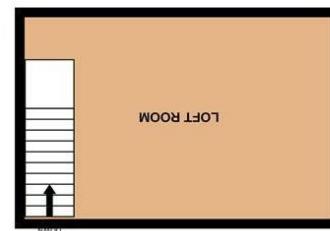


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Internef Purchasers should not rely on them as statements by themselves by inspection of fact, but must satisfy any person in this firm's employment that has the authority to make at give any representation or warranty in respect of the property.

EPC



AREA MAP



3 FEB 2012



LANDING



GROUND FLOOR

FLOOR PLAN



31 Coldstream Street
, Llanelli, SA15 3BG



GENERAL INFORMATION

Nestled in a quiet part of town, sits this traditional and charming mid-terrace family home, a true gem waiting to be discovered. Boasting 3 reception rooms and 4 bedrooms plus loft room, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you are greeted by a welcoming hallway that leads to two elegant reception rooms, perfect for hosting guests or simply unwinding after a long day. The rear of the property surprises with an open plan living, dining, and kitchen area, ideal for modern living. The contemporary shower room on the ground floor adds a touch of luxury to this traditional abode.

Venture upstairs to find four well-appointed bedrooms, a family bathroom, and access to a loft room that can be transformed to suit your needs - whether it be a home office, a playroom, or a cozy reading nook.

Externally, the property delights with a pleasant forecourt at the front and a secluded rear garden featuring courtyard-style areas, providing a tranquil outdoor space to enjoy some fresh air.

This house is truly unique, retaining many traditional features that add character and charm. Its proximity to the town centre ensures easy access to amenities, while being a stone's throw away from the coastal path offers endless opportunities for outdoor adventures.

To truly grasp the essence of this property, a viewing is essential. Immaculately presented and boasting a prime location, this house is a rare find that combines space, traditional features, and a desirable setting. Don't miss the chance to make this house your home.



FULL DESCRIPTION

ENTRANCE PORCH

Stained glass feature door opening to:

HALLWAY

With oak flooring throughout, traditional staircase with understairs storage, doors to:

RECEPTION ROOM 1

14'9" x 11'1" (4.5 x 3.4)

Located at the front of the property with a bay window to front, oak flooring, a charming, period fireplace.

RECEPTION ROOM 2

12'5" x 11'9" (3.8 x 3.6)

Currently utilised as a formal dining room with a further period fireplace and window to rear.



SHOWER ROOM

Located just off the kitchen, with contemporary fittings, this really is an added bonus to a property of this age.

FIRST FLOOR

LANDING

Split landing leading to the front and rear of the property with a further staircase leading to the loft room.

BEDROOM 1

14'5" max x 41'0" (4.4 max x 12.5)
An L-shape room and located to the front of the property.

BEDROOM 2

13'1" x 8'2" (4 x 2.5)
Situated to the front of the property, ideal single room or possible home office.

BATHROOM

A modern fitted bathroom with window to side.

BEDROOM 3

12'1" x 11'9" (3.7 x 3.6)
Upvc window to rear, a light and airy double bedroom.

BEDROOM 4

11'1" x 9'6" (3.4 x 2.9)
Situated to the rear of the property with Upvc windows to side and rear

LOFT ROOM

With Skylight windows to front and rear, this area could potentially be used as an ideal craft room/home office/playroom.

EXTERNAL

The front of the property benefits from a well maintained forecourt. The rear garden is enclosed and is of a courtyard style with lovely seating areas to the side and rear of the property ideal for al fresco entertaining.

N.B

Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceilings, original production of **down-pipes, guttering, soil pipes, this list is not exhaustive. We recommend that you conduct your own checks.

