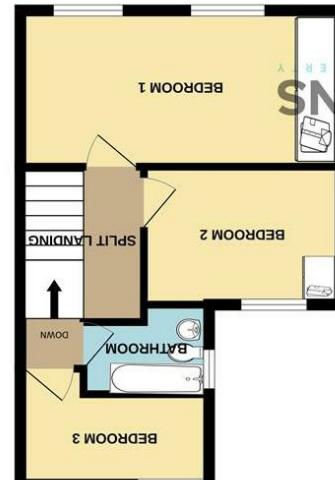
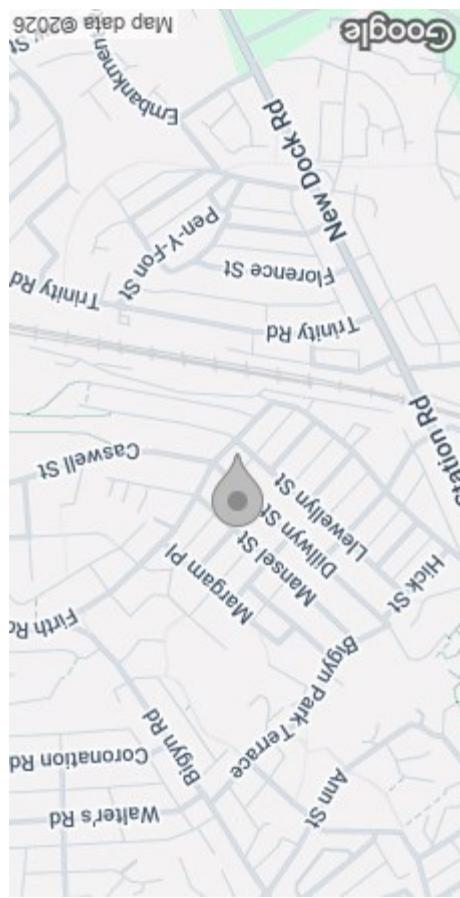


These particularists, whilst best believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection of otherwise as to their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

EPC



AREA MAP

FLOOR PLAN



29 Fron Terrace , Llanelli, SA15 1BW



GENERAL INFORMATION

Located at Fron Terrace, Llanelli, this delightful end terrace house offers a perfect blend of traditional features and modern living. With three spacious reception rooms, this home provides ample space for both relaxation and entertaining. The inviting porch leads you into a welcoming hallway, which opens up to a comfortable lounge/sitting room, a dining room ideal for family meals, and a well-equipped kitchen that flows seamlessly into a practical utility room.

The first floor boasts two generously sized bedrooms plus a decent single bedroom, perfect for families or those seeking extra space for guests or a home office. The family bathroom is conveniently located to serve all bedrooms, ensuring comfort and accessibility.

Externally, the property features a charming front forecourt, while the enclosed level rear garden offers a private outdoor space for relaxation or play. Additionally, there is off-road parking available for one vehicle, a valuable asset in this popular location.

Situated close to local schools and amenities, this home is perfectly positioned for families and professionals alike. Viewing is highly recommended to truly appreciate the size, character, and potential of this lovely property. Don't miss the opportunity to make this house your home in Llanelli.



FULL DESCRIPTION

Porch

Entrance hallway

Front lounge area
13'4"(max)x9'9"
(4.073(max)x2.983)



Rear lounge area
12'2"(max)x11'6"
(3.721(max)x3.508)



Dining room
11'7" x 10'1" (3.556 x 3.088)



Kitchen
9'11" x 7'11" (3.040 x 2.438)



Utility Room
9'9" x 7'3" (2.975 x 2.224)



First floor split landing



Bedroom 1
15'0"(to wardrobes)x10'7"
(4.578(to wardrobes)x3.243)

Bedroom 2
11'6" x 10'9" (3.522 x 3.289)

Bedroom 3
10'1" x 7'4"(narrowing to)5'7"
(3.090 x 2.251(narrowing
to)1.714)

Family Bathroom
8'0"(max)x6'6"
(2.461(max)x1.993)

Front forecourt

Parking

Enclosed rear garden with off road parking for one

Council Tax Band = C

EPC = D

Tenure

Freehold

Services

Broadband - no known current supplier

Mobile - There are no known issues with mobile coverage as informed by the current vendors

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

