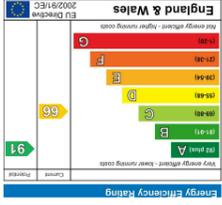
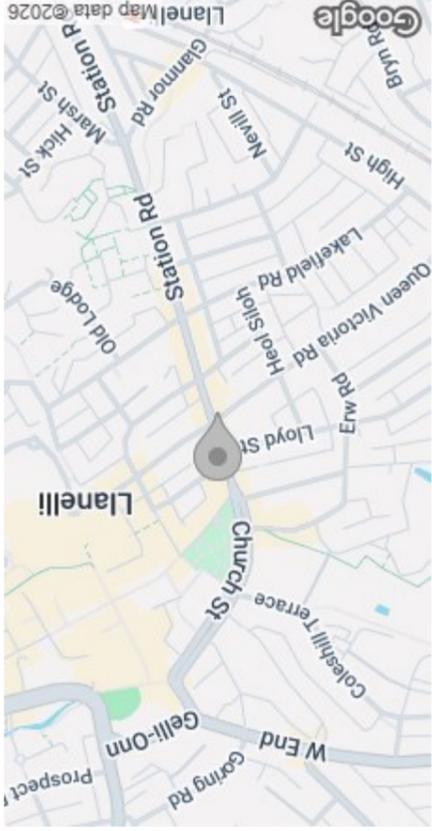


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

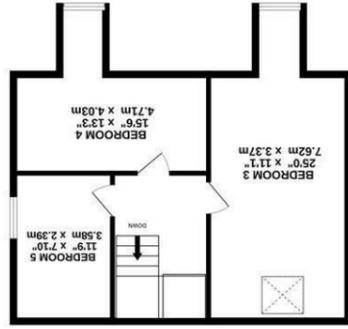
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



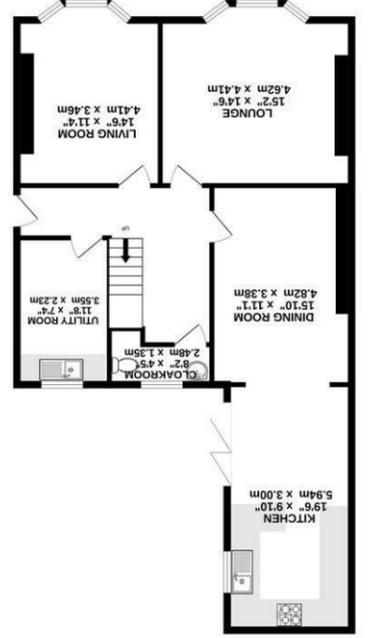
AREA MAP



2ND FLOOR
 560 sq ft. (52.0 sq.m.) approx.



1ST FLOOR
 768 sq ft. (71.3 sq.m.) approx.



GROUND FLOOR
 949 sq ft. (88.2 sq.m.) approx.

FLOOR PLAN



8 Queen Victoria Road
 , Llanelli, SA15 2TL
 Asking Price £275,000



GENERAL INFORMATION

Sitting proudly on the charming Queen Victoria Road in Llanelli, this substantial Victorian home is a splendid example of period architecture, offering a perfect blend of elegance and modern living. Spanning three floors, the property boasts five generously sized bedrooms, including a master suite complete with a dressing room and en-suite bathroom, ensuring a private retreat for the homeowners.

Upon entering, you are greeted by an elegant entrance hallway that sets the tone for the rest of the home. The ground floor features three inviting reception rooms, including a family sitting room, a lounge, and a dining room that seamlessly connects to a superb kitchen, ideal for both entertaining and everyday family life. A utility room and a convenient ground floor cloakroom add to the practicality of this delightful residence.

The family bathroom is well-appointed, catering to the needs of the household. Externally, the property offers a charming front forecourt and a substantial private rear garden, perfect for outdoor gatherings or simply enjoying the sunshine. Gated access to the rear allows for off-road parking for two to three vehicles, a rare find in such a desirable location.

Situated close to local amenities and schools, this home is also within walking distance of the scenic coastal path, making it an ideal choice for families and nature enthusiasts alike. Viewing is essential to fully appreciate the charm and space this Victorian gem has to offer. Don't miss the opportunity to make this exquisite property your new home.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

LIVING ROOM

14'5" x 11'4" (4.41m x 3.46m)

LOUNGE

15'1" x 14'5" (4.62m x 4.41m)

CLOAKROOM

8'1" x 4'5" (2.48m x 1.35m)

UTILITY ROOM

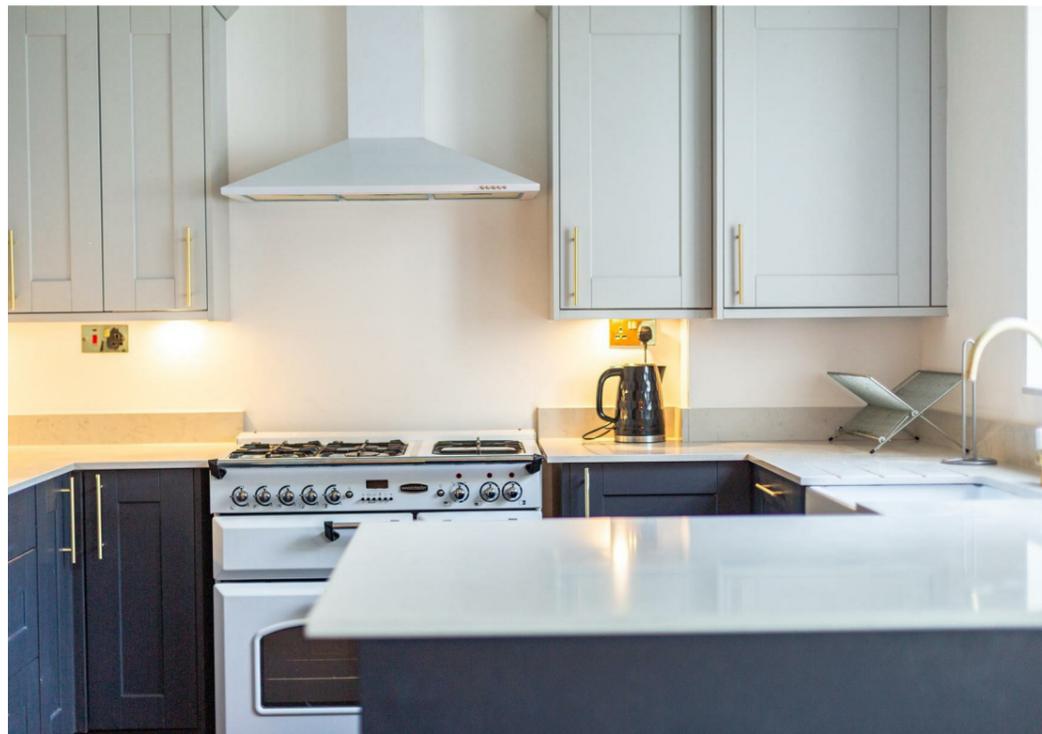
11'7" x 7'3" (3.55m x 2.23m)

KITCHEN

19'5" x 9'10" (5.94m x 3.00m)

DINING ROOM

15'9" x 11'1" (4.82m x 3.38m)



FIRST FLOOR

LANDING

BEDROOM 1

26'6" x 13'8" (8.09m x 4.17m)

EN SUITE

7'10" x 4'6" (2.39m x 1.38m)

BEDROOM 2

15'3" x 11'0" (4.65m x 3.37m)

BATHROOM

10'8" x 7'10" (3.27m x 2.39m)

SECOND FLOOR

BEDROOM 3

24'11" x 11'0" (7.62m x 3.37m)

BEDROOM 4

15'5" x 13'2" (4.71m x 4.03m)

BEDROOM 5

11'8" x 7'10" (3.58m x 2.39m)

EXTERNAL

COUNCIL TAX BANDING

D

EPC RATING

D

TENURE

FREEHOLD

SERVICES

