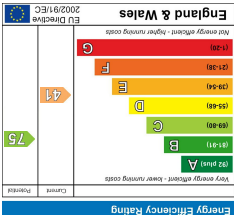
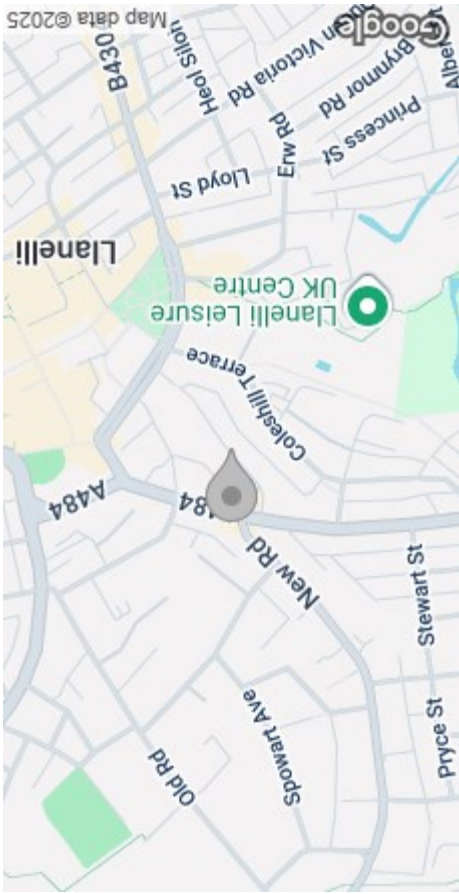


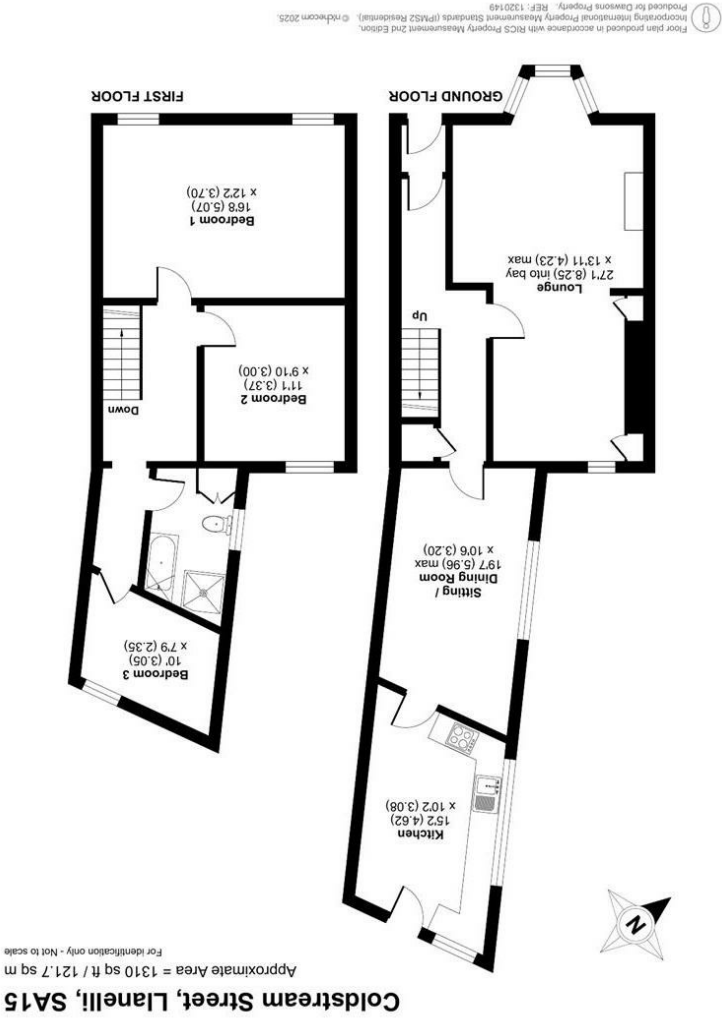
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



37 Coldstream Street  
, Llanelli, SA15 3BG  
Offers Around £180,000





GENERAL INFORMATION

This mid-terrace property on Coldstream Street, Llanelli presents an excellent opportunity for those seeking a project to make their own. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The two inviting reception rooms offer a versatile layout, perfect for both relaxation and entertaining guests.

The family bathroom is equipped with a convenient shower cubicle, catering to the needs of modern living. While the property is in need of modernisation, this presents a wonderful chance for buyers to infuse their personal style and preferences into the home, creating a space that truly reflects their taste.

Being chain-free and vacant, this property allows for a smooth and swift transaction, making it an attractive option for those eager to move in without delay. With its prime location in Llanelli, residents will enjoy easy access to local amenities, schools, and transport links, enhancing the overall appeal of this home.

In summary, this three-bedroom mid-terrace property on Coldstream Street is a promising opportunity for buyers looking to invest in a property with potential. With a little vision and effort, this house can be transformed into a wonderful family home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

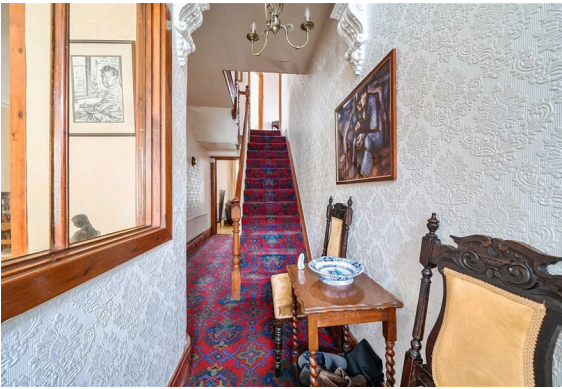
Lounge  
27'0" into bay x 13'10" max  
(8.25m into bay x 4.23m max)

Sitting/Dining Room  
19'6" max x 10'5" (5.96m max x 3.20m )

Kitchen  
15'1" x 10'1" (4.62m x 3.08m )

First Floor

Landing



Bedroom 1  
16'7" x 12'1" (5.07m x 3.70m)

Bedroom 2  
11'0" x 9'10" (3.37m x 3.00m )

Bedroom 3  
10'0" x 7'8" (3.05m x 2.35m )

Family Bathroom with  
additional shower cubicle

Parking  
Permit parking is available.

Council Tax Band = C

EPC = E

Tenure  
Freehold

Services  
Heating System - Gas  
Mains gas, electricity, sewerage and water (billed)  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

