

AREA MAP

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FLOOR PLAN



48 Coleshill Terrace  
Llanelli, SA15 3DA  
Offers Around £185,000



## GENERAL INFORMATION

\*\* MUST BE VIEWED TO APPRECIATE THE SIZE \*\*

\*\* GOOD SIZE GARDEN & GARAGE \*\*

Semi Detached Property which is located in the sought after location of Coleshill Terrace, which is close to the town centre and its many local amenities. A must see property with the potential to be a great first family home.

Accommodation comprising: Entrance Hallway, Two Reception Rooms and Kitchen to the Ground Floor with Three Bedrooms and Bathroom to the First Floor. EXTERNALLY: Front Forecourt and a good size Enclosed Rear Garden with Garage.



## FULL DESCRIPTION

### ENTRANCE

Wrought iron gate opening to small court yard front garden. Solid wood door opening to:-

### VESTIBULE

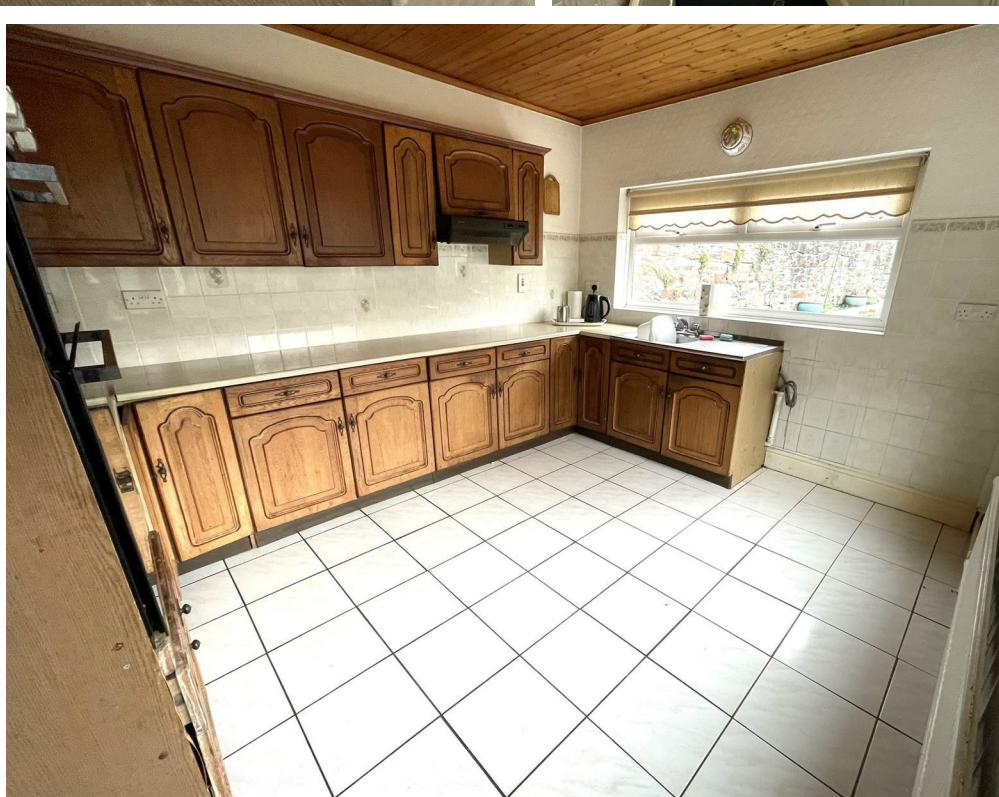
Wood panelled door with original stained glass, opening into:-

### HALLWAY

Original architrave, stairs to first floor with storage cupboard under providing ample storage space, coving, radiator. Door to:-

### LOUNGE/DINER

27'5 x 14'4 (8.36m x 4.27m'1.22m)  
uPVC bay window to front aspect, original coving, two wall mounted radiators. uPVC frosted glazed door to rear garden with stained glass surround.



### SITTING ROOM

15'4 x 14'11 into bay (4.67m x 4.55m into bay)  
Stone fireplace, uPVC box bay window, radiator, coving, picture rail, glazed panel door into:-



### KITCHEN

10'8 x 12'8 (3.25m x 3.86m)  
Fitted with a range of wall and base units having worktops over with inset stainless steel sink, plumbing for automatic washing machine, space for fridge/freezer, ceramic tiled flooring, radiator, uPVC double glazed window to rear and side aspect and uPVC frosted glazed door to rear garden.

### FIRST FLOOR

Reached via Stairs found in hallway.

### LANDING

Split level landing, coving, attic access. Doors into:-

### BEDROOM ONE

18' x 15'3 into bay (5.49m' x 4.57m'0.91m into bay)  
uPVC bay window & further window to front aspect, two radiators, original coving.

### BEDROOM TWO

11'7 x 11' (3.53m x 3.35m'1.52m)  
uPVC window to rear garden, radiator, coving, door into main bathroom.

### BEDROOM THREE

10'4 x 6'4 (3.15m x 1.83m'1.22m)  
uPVC window to rear garden, cupboard housing combi boiler, radiator.

### BATHROOM

10 x 6'10 (3.05m x 2.08m)

Four piece suite comprising: Shower cubicle housing 'Triton' electric shower, panelled bath with shower mixer tap over, pedestal wash hand basin, W.C, ceramic tiled walls, radiator, coving, frosted double glazed window to side aspect, door into bedroom two.

### EXTERNALLY

#### GARDEN

Enclosed rear garden laid mainly to patio, having raised borders and flowerbeds, wooden pedestrian gate to lane at rear, further door into garage.

#### GARAGE

Up and over door, work pit.

