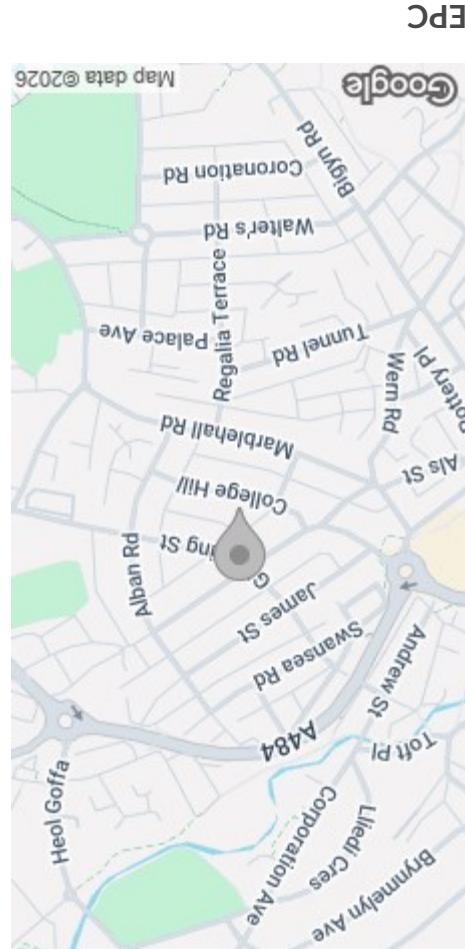
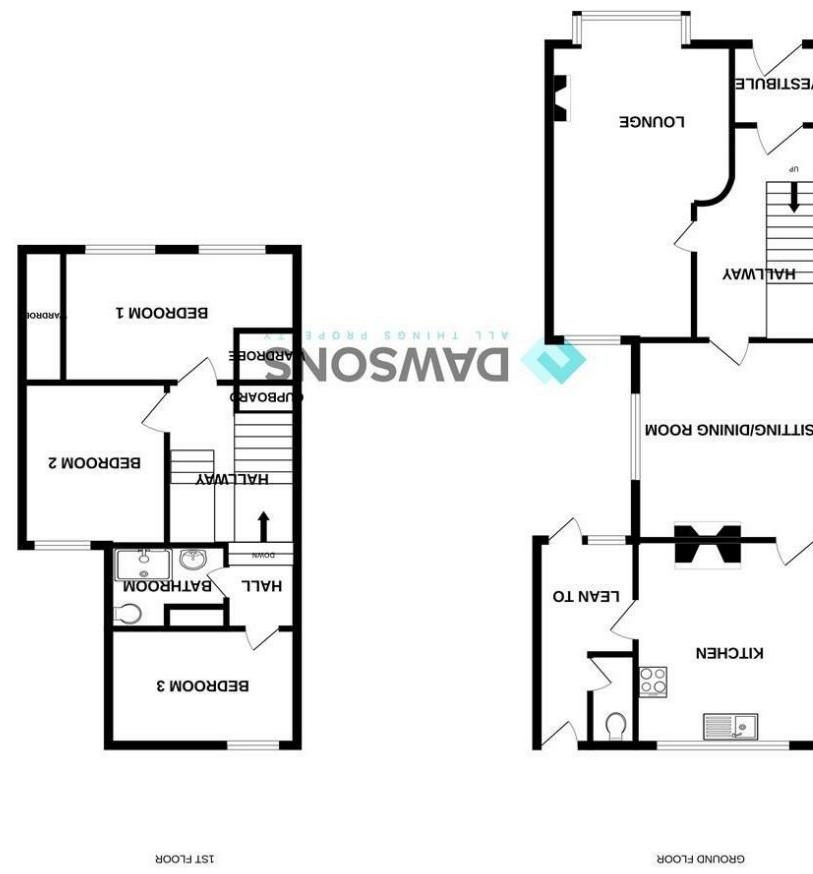


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

EPC



FLOOR PLAN



7 College Hill

Llanelli, SA15 1EL

Offers Around £165,000



GENERAL INFORMATION

7 College Hill is a charming bay-fronted period property offering well-balanced accommodation and a wealth of character, ideally positioned on a quiet side road.

The home retains a number of attractive original features, including a welcoming tiled vestibule, which sets the tone for the character found throughout. The ground floor comprises two reception rooms, providing flexible living and entertaining space, along with a kitchen with breakfast area overlooking the rear of the property.

Even though the property is in need of updating throughout it holds a wealth of options to welcome a new family.

Upstairs, the accommodation includes three well-proportioned bedrooms served by a family bathroom. Externally, the property benefits from a front forecourt and a patio rear garden, ideal for low-maintenance outdoor enjoyment. A particular highlight is the additional bonus of a garage, a valuable and increasingly rare feature for a property of this style.

Combining period charm with practical living space, 7 College Hill represents an excellent opportunity in a peaceful and convenient location.



FULL DESCRIPTION

ENTRANCE



VESTUBLE

HALLWAY

LIVING ROOM
9'9" x 25'2" (2.980 x 7.676)

SITTING ROOM/DINING ROOM
7'1" x 12'2" (2.161 x 3.721)

KITCHEN
10'1" x 16'0" (3.098 x 4.880)

SIDE PORCH

WC

FIRST FLOOR



LANDING

BEDROOM ONE
11'11" x 14'2" (3.651 x 4.340)

BEDROOM TWO
10'11" x 9'10" (3.340 x 3.006)

BEDROOM THREE
10'5" x 8'5" (3.178 x 2.587)

SHOWER ROOM
6'8" x 6'1" (2.042 x 1.857)

EXTERNAL

PARKING

Garage to rear of property. Street parking at the front.

COUNCIL TAX BAND=D

EPC-D

TENURE

FREEHOLD

FREEHOLD

SERVICES

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - Not connected
Mobile - There are no known issues.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

