



**34 Glyncoed Terrace, Llanelli, SA15 1EZ**

**£125.000**



We are pleased to present for sale this great opportunity to purchase this detached property having been converted into two separate flats.

The property is within walking distance of local schools, Trostre and Pemberton Park and all local amenities.

The flats currently comprise, Ground floor flat - Lounge, Kitchen, Bathroom and Two bedroom, the ground floor also benefits from use of the garden that is mainly laid to lawn. The Upper floor flat comprises Hallway, Lounge, Kitchen, Bathroom, Bedroom and Attic Room.

The property further comprises:

## GROUND FLOOR FLAT

### Entrance

Door into;

### Lounge

21'1" x 12'9" approx (6.44 x 3.89 approx)

Window to fore, two radiators.

### Inner Hall

two windows to side, radiator.

### Kitchen

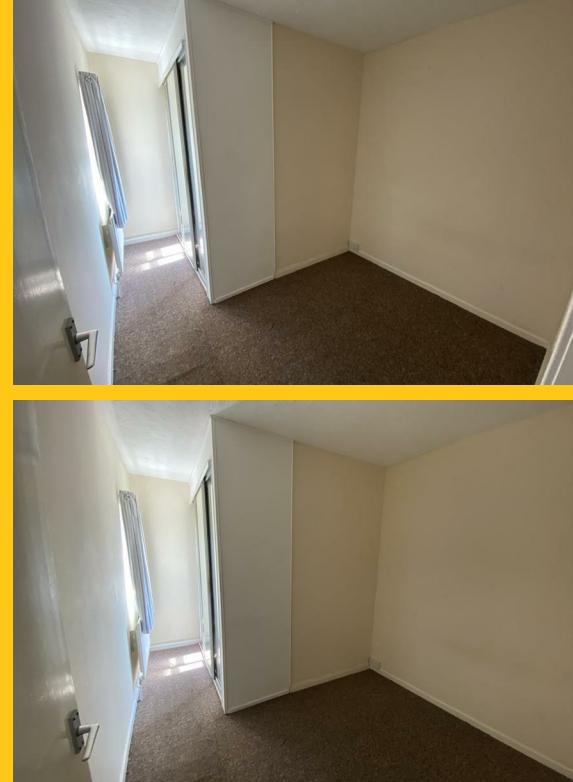
10'9" x 9'4" approx (3.29 x 2.87 approx)

Window and door to rear, window to side, wall and base units with worktop over, integrated fridge and freezer, gas hob and electric oven with extractor hood over, sink and drainer with mixer tap, space for washing machine, wall mounted boiler, radiator.

### Bathroom

7'4" x 5'9" approx (2.26 x 1.76 approx)

Window to side, partly tiled walls, W/C, bath with shower over, wash hand basin set in vanity unit, storage cupboard.





### **Bedroom One**

10'9" x 7'5" approx (3.29 x 2.27 approx)  
Window to side, radiator.

### **Bedroom Two**

10'8" x 8'8" approx (3.26 x 2.66 approx)  
Window to rear, storage cupboard, radiator.

## **FIRST FLOOR FLAT**

### **Lounge**

Two windows to fore, stairs to attic room, two radiators.

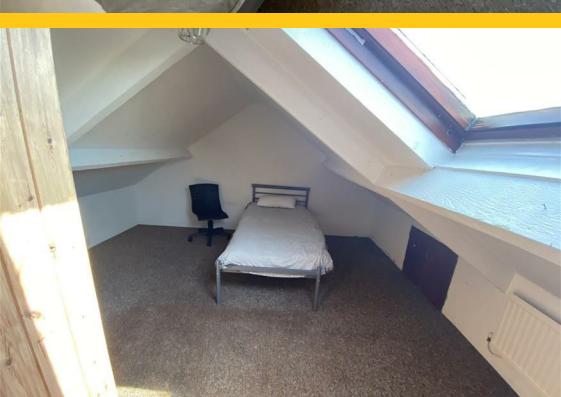
### **Kitchen**

13'8" x 10'9" approx (4.18 x 3.30 approx)  
Window and door to rear, wall and base units with worktop over, space for fridge freezer, cooker and washing machine, sink and drainer with mixer tap, partly tiled walls, radiator.



### **Bathroom**

7'5" x 5'8" approx (2.27 x 1.75 approx)  
Window to side, fully tiled walls, W/C, pedestal wash hand basin, shower cubicle, radiator.



### **Bedroom One**

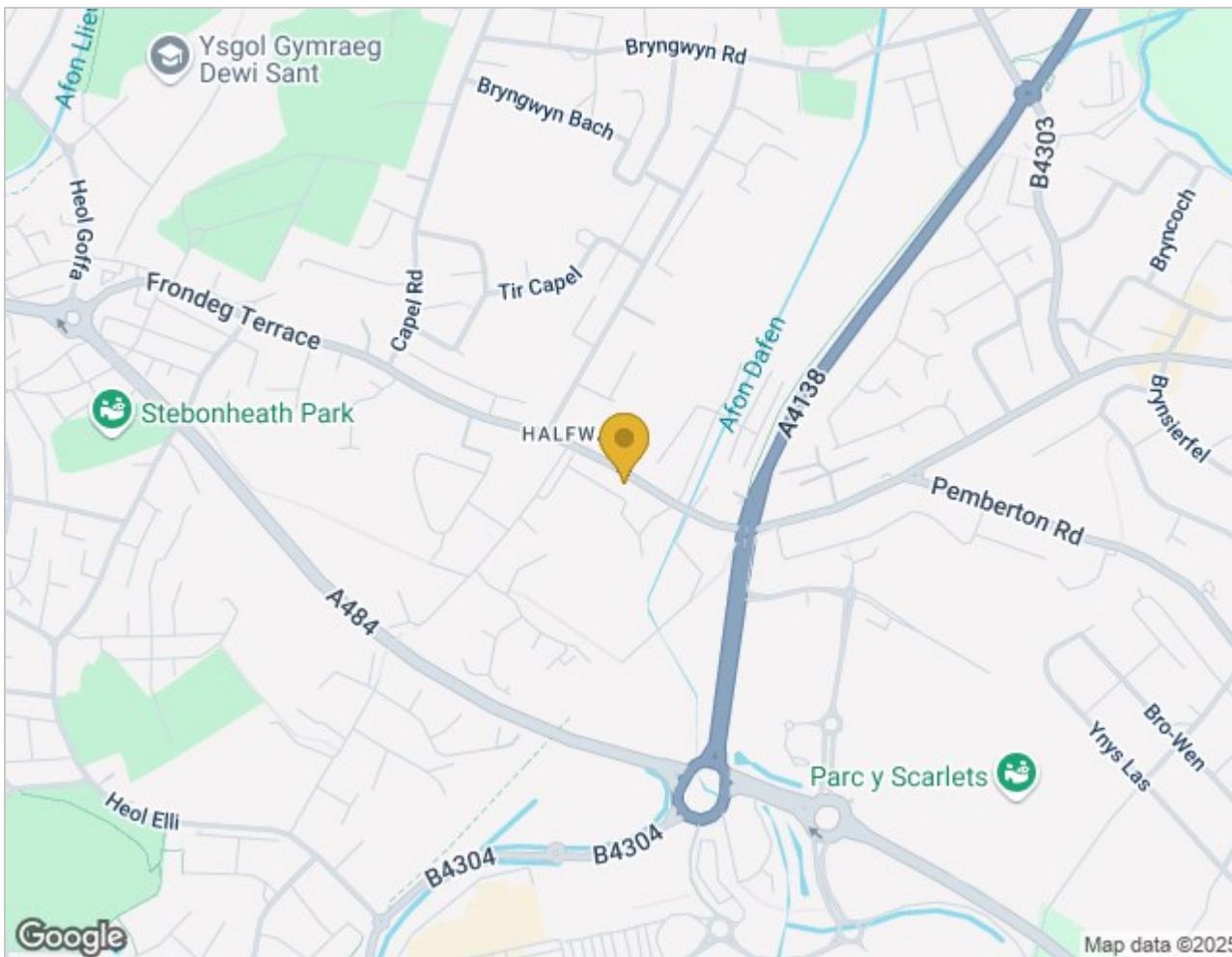
12'11" x 8'9" approx (3.94 x 2.67 approx)  
window to rear, built in wardrobes, radiator.

### **Attic Room**

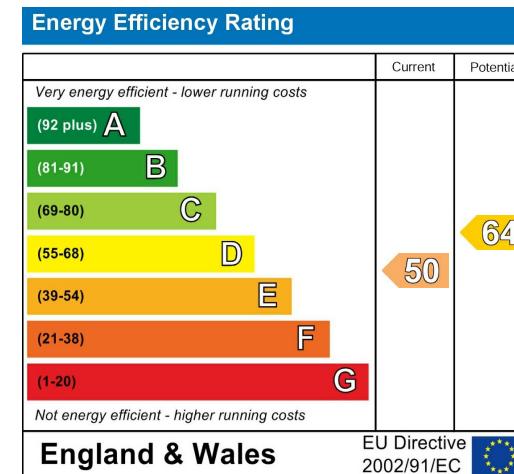
15'8" x 13'5" approx (4.79 x 4.10 approx)  
Velux window to rear, built in storage cupboards, radiator.

### **Externally**

Enclosed rear garden.



- Detached Property Converted Into Two Flats
- Freehold TBC
- Flat A - EPC E - Approx 63 m<sup>2</sup> - Council Tax Band A ( May 2024 )
- Flat B - EPC D - Approx 51m<sup>2</sup> - Council Tax Band A ( May 2024 )
- Mains Gas, Water, Electricity & Drainage
- No Chain
- Close To All Local Amenities
- Viewing Essential



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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