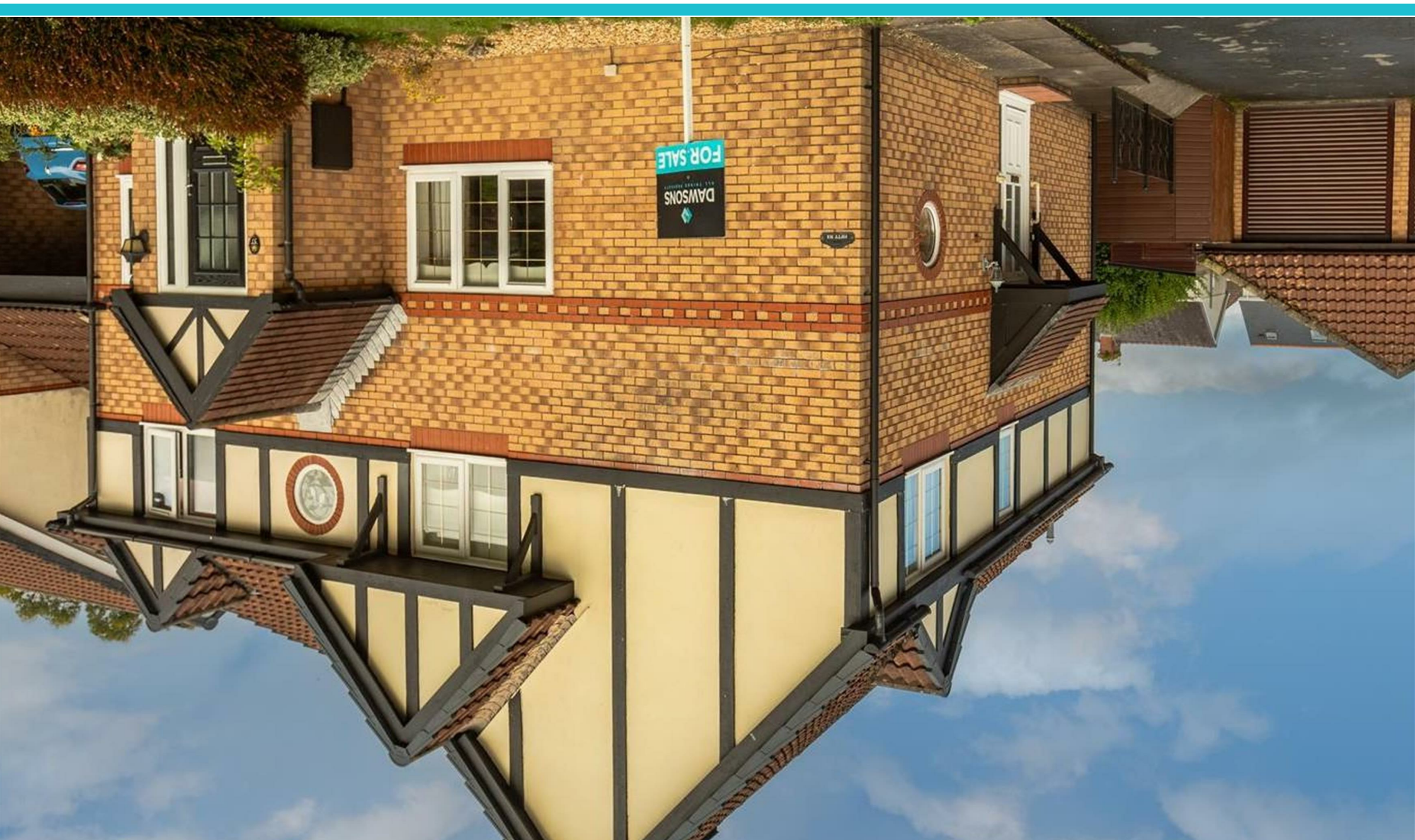
56 Nightingale Court

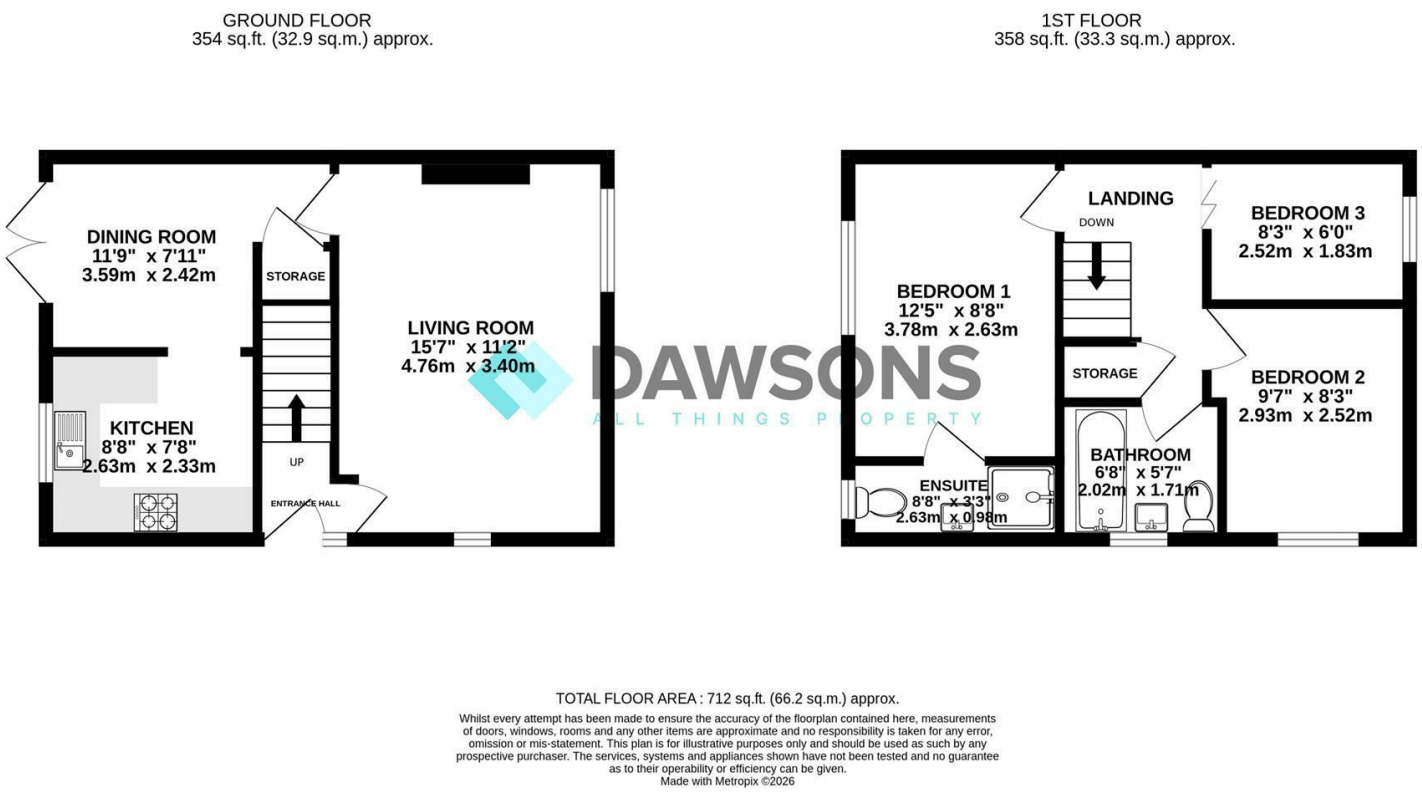
, Llanelli, SA15 1HU

Offers Around £180,000

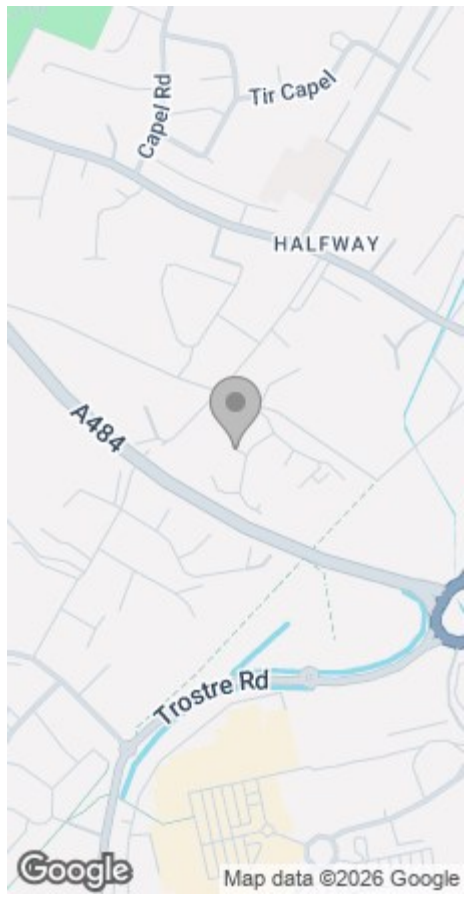
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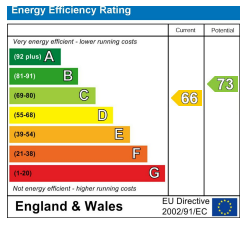
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

Situated in the ever-popular Coed Cae area, this well-maintained three-bedroom semi-detached house offers well-proportioned accommodation, a low-maintenance rear garden and convenient access to a range of local amenities.
The property briefly comprises an entrance hall, comfortable living room, separate dining room and a fitted kitchen. To the first floor are three bedrooms, including a principal bedroom with en-suite, together with a family bathroom.
Externally, the property benefits from a low-maintenance rear garden, ideal for enjoying outdoor space without extensive upkeep. A shared driveway provides access to the garage, offering useful parking and storage.
The property is ideally positioned for local schools and is within easy reach of Trostre Retail Park, providing a wide range of shops, restaurants and everyday amenities. There is also excellent road access for commuters, with convenient links to the M4 motorway.
Well maintained throughout and occupying a popular residential position, 56 Nightingale Court would make an excellent home for families, first-time buyers or those looking for a property with convenient access to local amenities and transport links.







FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

KITCHEN
8'7" x 7'7" (2.63m x 2.33m)



DINING ROOM
11'9" x 7'11" (3.59m x 2.42m)

LIVING ROOM
15'7" x 11'1" (4.76m x 3.40m)



FIRST FLOOR

LANDING



BEDROOM 1
12'4" x 8'7" (3.78m x 2.63m)



EN SUITE
8'7" x 3'2" (2.63m x 0.98m)





BEDROOM 2
9'7" x 8'3" (2.93m x 2.52m)

BEDROOM 3
8'3" x 6'0" (2.52m x 1.83m)

BATHROOM
6'7" x 5'7" (2.02m x 1.71m)

EXTERNAL

Parking= GARAGE and SHARED DRIVE

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
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

Tenure
Freehold

EPC =D

Council Tax Band =C





