101 Waiters Road

Llanelli, SA15 1LU

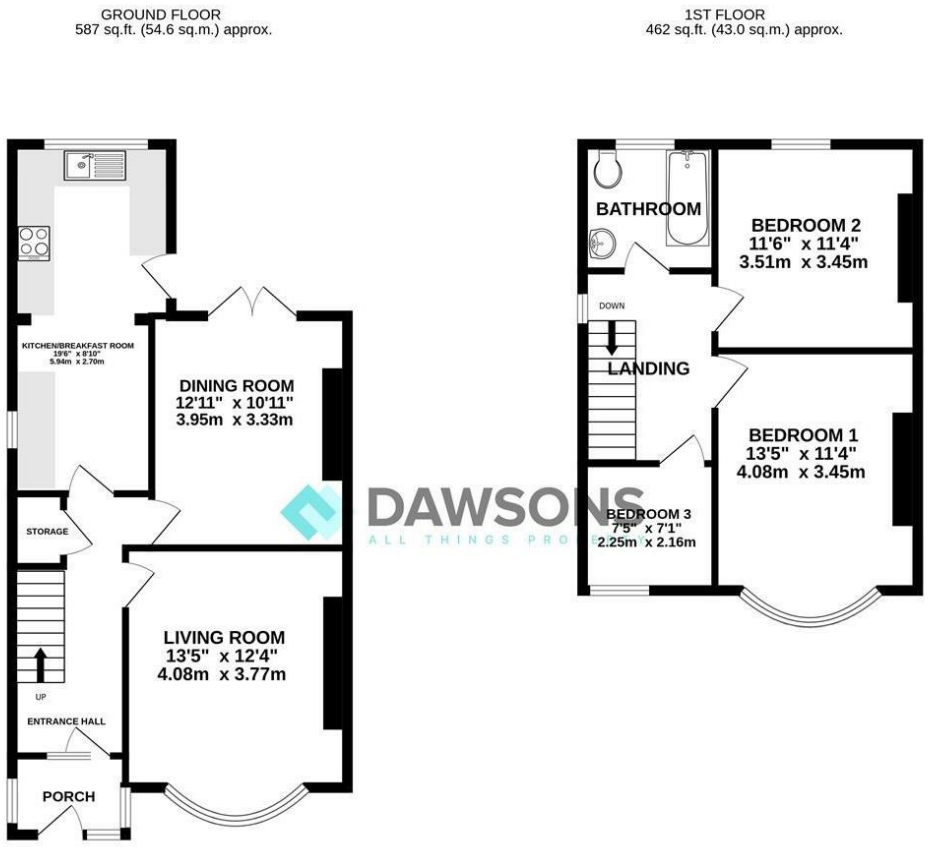
Offers Around £220,000

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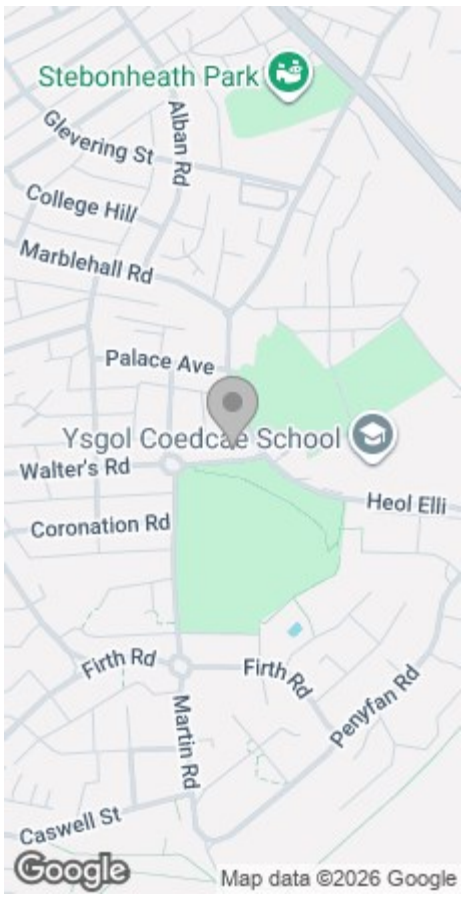
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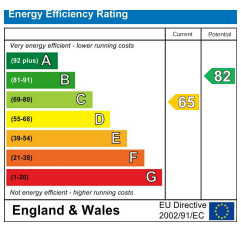
FLOOR PLAN



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

101 Walters Road is a charming bay-fronted traditional semi-detached home that perfectly combines period character with modern-day living. Beautifully presented throughout, this attractive property offers generous and versatile accommodation, making it an ideal family home.
The ground floor features two well-proportioned reception rooms, providing excellent flexibility for relaxing, entertaining or creating a dedicated home-working space. To the rear, the modernised kitchen with breakfast area creates a wonderful heart to the home, offering a bright and sociable space for everyday family life.
Upstairs, there are three comfortable bedrooms alongside a well-appointed family bathroom, providing practical accommodation for growing families or those looking for additional space for guests and working from home.
Outside, the property continues to impress with a private rear garden, offering a pleasant and secluded space to enjoy outdoor dining, entertaining or simply unwind.
The location is a major attraction. Situated within easy reach of local schools, Trostre Retail Park and the town centre, the property is exceptionally well placed for everyday amenities, shopping and family life, while also offering convenient access to the wider area.
Having been modernised throughout, this is a home that offers the character and charm of a traditional property without compromising on contemporary comfort.







FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

HALLWAY

LIVING ROOM
13'4" x 12'4" (4.08m x 3.77m)

DINING/SITTING ROOM
12'11" x 10'11" (3.95m x 3.33m)

KITCHEN/BREAKFAST ROOM
19'5" x 8'10" (5.94m x 2.70m)

FIRST FLOOR

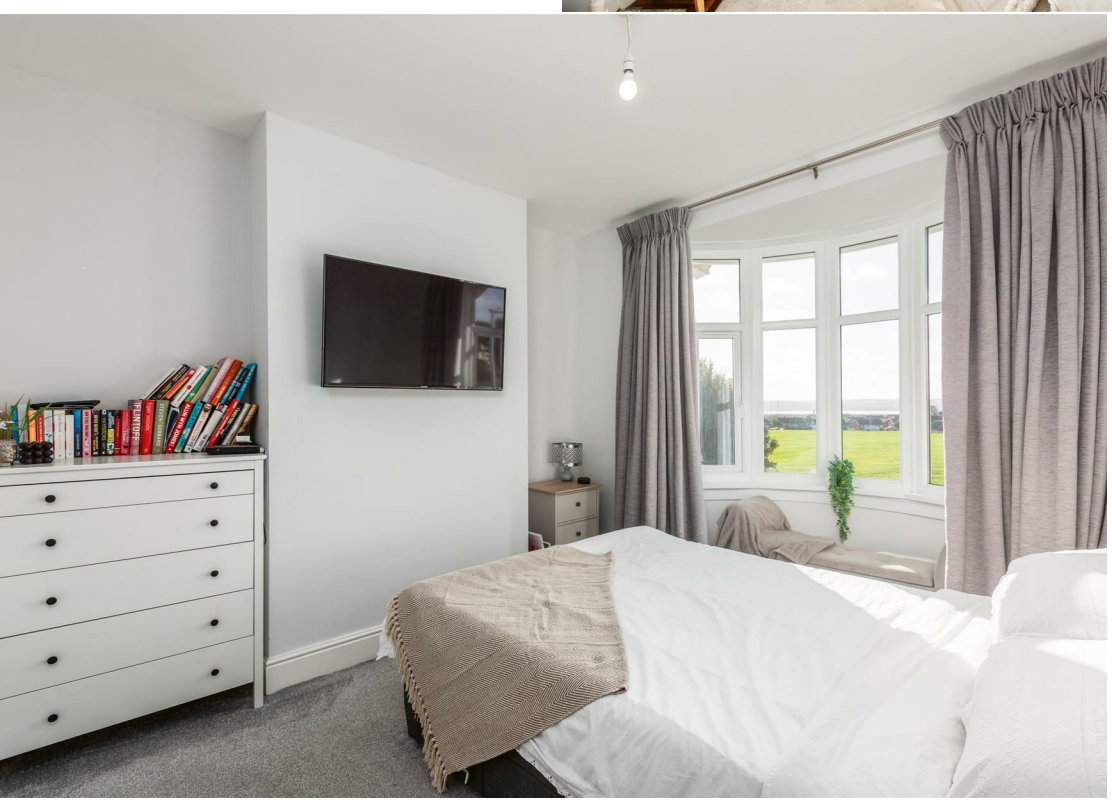
LANDING

BEDROOM 1
13'4" x 11'3" (4.08m x 3.45m)













BEDROOM 2
11'6" x 11'3" (3.51m x 3.45m)

BEDROOM 3
7'4" x 7'1" (2.25m x 2.16m)

FAMILY BATHROOM

EXTERNAL

PARKING
On Street Parking.

TENURE
FREEHOLD

COUNCIL TAX BAND = D

EPC = D

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Mobile - There are no known issues with mobile coverage using the vendors current supplier - Three mobile
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





