44 Glanmor Terrace

, Llanelli, SA15 2RD

Asking Price £117,500

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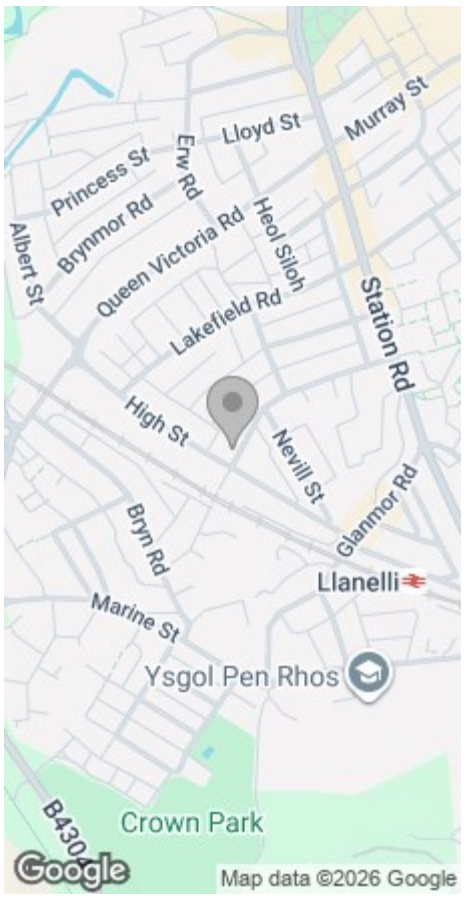


FLOOR PLAN

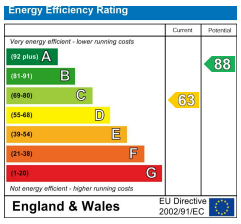


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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GENERAL INFORMATION

Located in the heart of Llanelli on Glanmor Terrace, this charming mid-terrace house presents an excellent opportunity for first-time buyers seeking a tranquil yet convenient lifestyle. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The well-appointed kitchen leads to an inner lobby, providing a seamless flow throughout the ground floor.
Upstairs, you will find three comfortable bedrooms, offering ample space for family or guests. The family bathroom is conveniently located, ensuring practicality for everyday living.
One of the standout features of this property is the private and level rear garden, which not only provides a delightful outdoor space but also holds the exciting potential for off-road parking, a rare find in such a desirable location.
Situated close to the scenic coastal path, local amenities, and the bustling town centre, this home is ideally positioned for those who appreciate both nature and convenience. The quiet surroundings enhance the appeal, making it a perfect retreat from the hustle and bustle of daily life.
This property is a must-see for anyone looking to establish their first home in a peaceful setting. We highly recommend scheduling a viewing to fully appreciate all that this delightful residence has to offer.







FULL DESCRIPTION

Entrance hall

Front living room
11'8" x 9'10" (3.560 x 3.014)

Dining/sitting room
14'7" x 10'10" (4.462 x 3.324)

Kitchen
11'7" x 7'10" (3.542 x 2.389)

Inner lobby

Family bathroom
2.496 x 2.404

First floor

Landing

Bedroom 1
11'2" x 9'11" (3.411 x 3.039)











Bedroom 2
10'10" x 8'0" (3.312 x 2.459)

Bedroom 3
7'7" x 6'2" (2.334 x 1.881)

External

Rear garden
Vehicular rear lane access with potential to create off road parking



EPC = D

Tenure
Freehold

Council Tax Band = B

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



