50 Coleshill Terrace

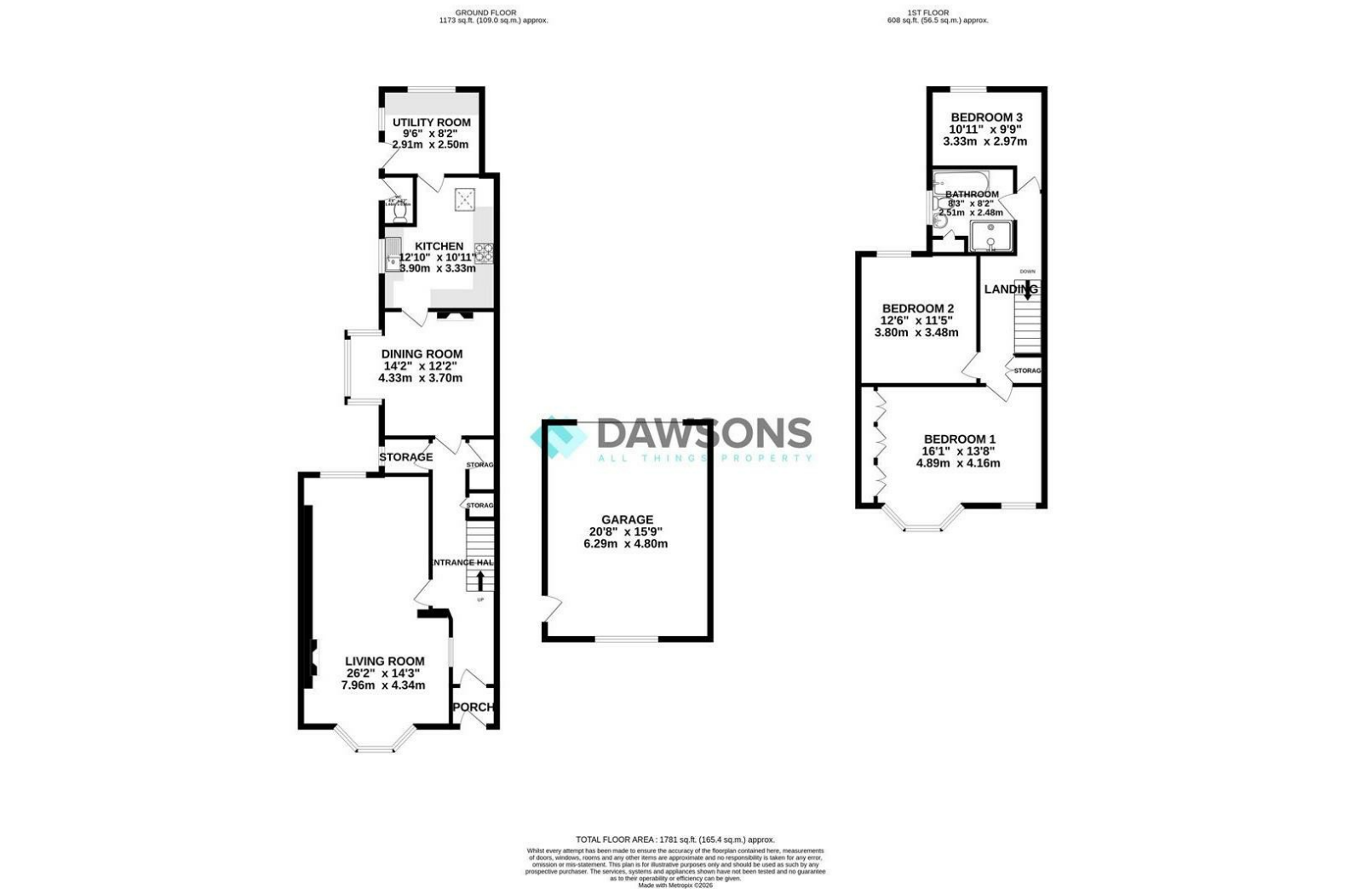
Llanelli, SA15 3DA

Offers Around £185,000

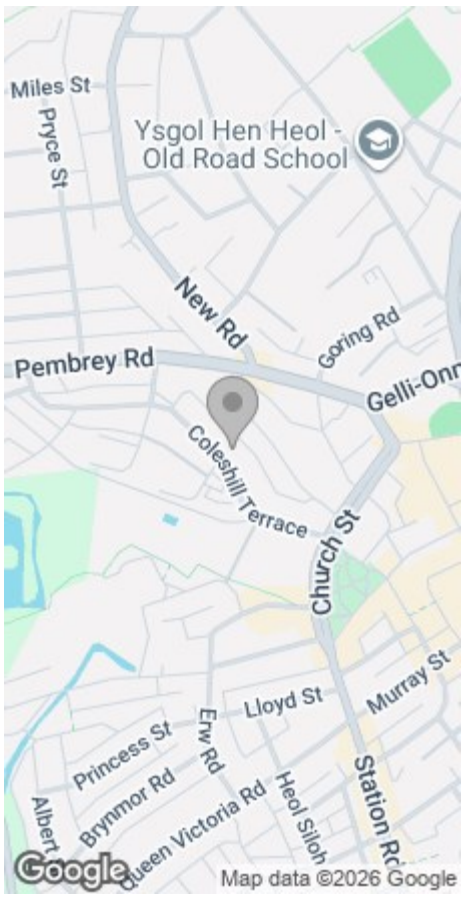
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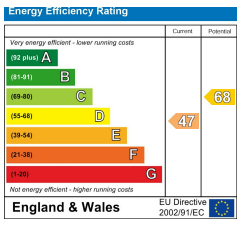
FLOOR PLAN



AREA MAP



EPC



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GENERAL INFORMATION

A traditional Semi-Detached Home, located in the sought-after Coleshill Terrace, close to the town centre and local amenities. This three bedroomed property provides a spacious and versatile home full of character, and offers exciting potential for new owners to build on original features to make it their own.
The accommodation on the ground floor consists of lounge, separate dining room, kitchen and utility area. The first floor offers a family bathroom, two spacious bedrooms with the flexible third also working as a home office or nursery.
Externally there is a walled front forecourt, and a good sized low maintenance walled rear garden, which has a sunny southerly aspect throughout the day.
The added benefit of a garage provides further useful outside space and storage.
There is potential to extend, subject to the necessary planning permissions and consents, which makes this property an appealing proposition to add space over time. Nearby within walking distance are parks, the town centre and local amenities, and it is also well positioned for Llanelli Beach, Sandy Water Park and Coastal Path, public transport links and the M4. A property with character and a sense of history, which requires updating and modernisation, this represents an excellent opportunity for buyers looking for a traditional home they can move into and make it their own. Early viewing is highly recommended to appreciate this lovely home.







FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

VESTIBULE

HALLWAY

LIVING ROOM
26'1" x 14'2" (7.96m x 4.34m)

DINING ROOM
14'2" x 12'1" (4.33m x 3.70m)

KITCHEN
12'9"x 10'11" (3.90mx 3.33m)

UTILITY AREA
9'6" x 8'2" (2.91m x 2.50m)

FIRST FLOOR













SPLIT LEVEL LANDING

BEDROOM ONE
16'0"x 13'6" (4.89mx 4.14m)

BEDROOM TWO
12'5" x 11'5" (3.80m x 3.48m)

BEDROOM THREE
10'11" x 9'8" (3.33m x 2.97m)

FAMILY BATHROOM
8'2" x 8'1" (2.51m x 2.48m)

EXTERNAL

PARKING
Permit parking for residence
Garage to rear 6.29m x 4.80m

TENURE
FREEHOLD

EPC = E

COUNCIL TAX BANDING = D

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.





