23 Porth y Gar

Llanelli, SA14 9TJ

Asking Price £235,000

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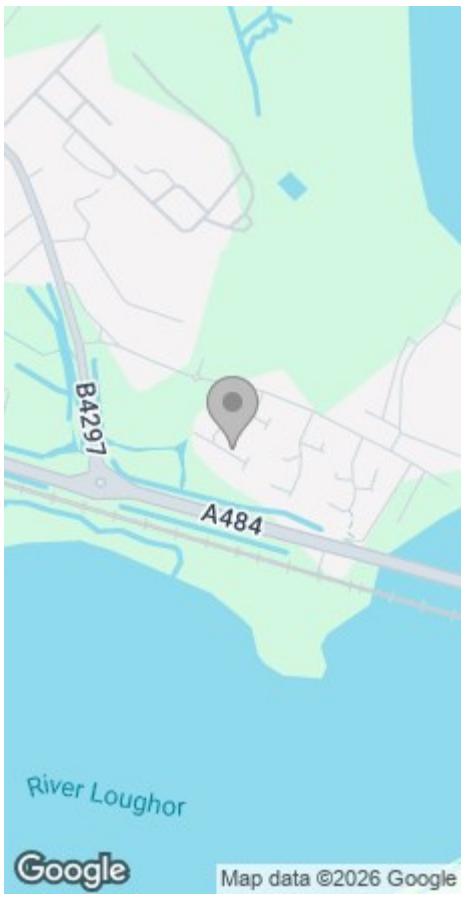


FLOOR PLAN

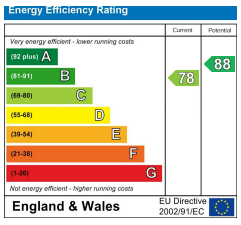


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



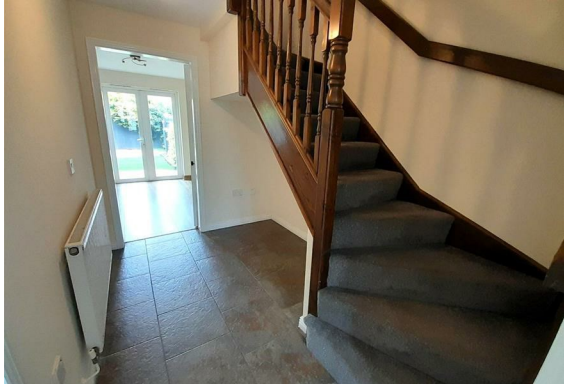
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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

Sitting in the charming area of Porth Y Gar, Llanelli and offered with no onward chain, this modern end link town house presents an excellent opportunity for families and professionals alike. The property is well presented throughout, boasting a thoughtful layout that maximises both space and comfort.
Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient cloakroom. The heart of the home is undoubtedly the spacious kitchen/breakfast room, perfect for casual dining and entertaining. The lounge/dining room offers a bright and airy space, ideal for relaxing or hosting gatherings with family and friends.
The first floor features three well-proportioned bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascend to the second floor, where you will find the master bedroom, complete with an ensuite bathroom, providing a private retreat for relaxation.
Externally, the property benefits from a driveway and garage, ensuring ample parking for residents and guests. The front forecourt adds to the property's curb appeal, while the immaculate enclosed rear garden offers a tranquil outdoor space, perfect for enjoying sunny days or hosting barbecues.
Situated in a good location for local amenities, this home is not only practical but also offers a wonderful lifestyle. Viewing is essential to fully appreciate the quality and charm this property has to offer. Don't miss the chance to make this delightful house your new home.







FULL DESCRIPTION

Entrance hallway

Cloakroom

Kitchen/breakfast room
16'2"(into bay)x9'4" (4.936(into bay)x2.848)

Lounge/dining room
16'3" x 11'6" (4.968 x 3.514)

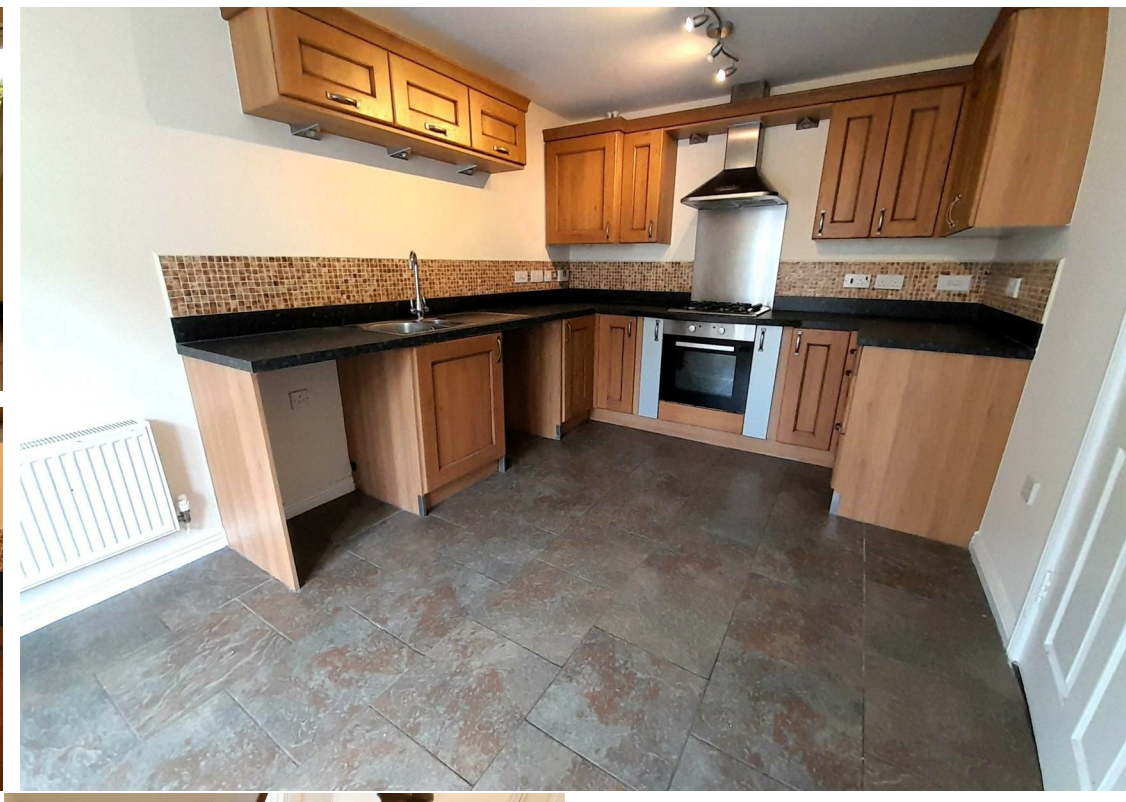
First floor landing

Bedroom 2
11'3" x 9'6" (3.433 x 2.913)

Bedroom 3
10'5" x 9'6" (3.184 x 2.900)

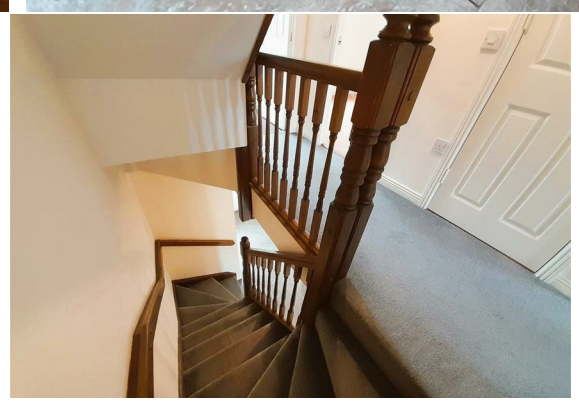
Bedroom 4
7'7" x 6'6" (2.334 x 1.986)













Bathroom
6'5" x 5'7" (1.980 x 1.724)

Second floor landing

Master bedroom
20'5" x 11'0" (6.236 x 3.361)

En-suite shower room
8'5" x 8'2" (2.577 x 2.501)

Garage and driveway

External rear garden

Council Tax - D

Tenure - Freehold

EPC rating - C

Services
Heating System - Gas
Mains gas, electricity, sewerage.
Water - metered

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





