30 School Road

, Llanelli, SA15 2AU

Offers Around £169,950

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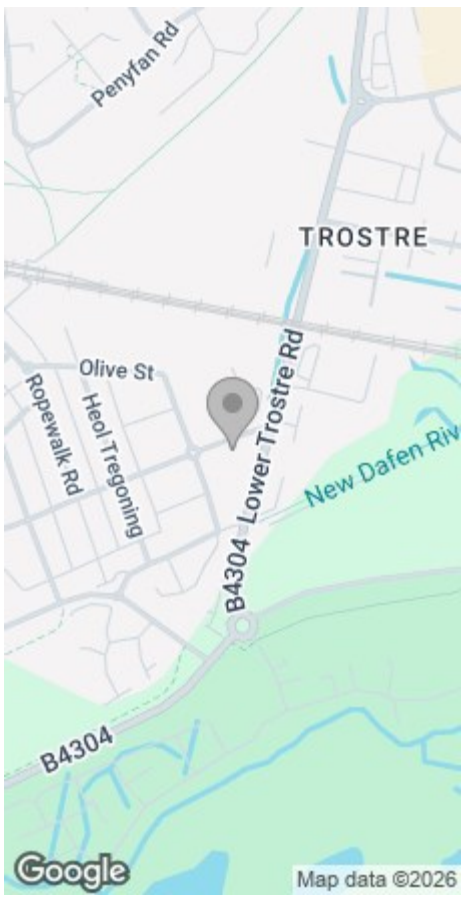


FLOOR PLAN

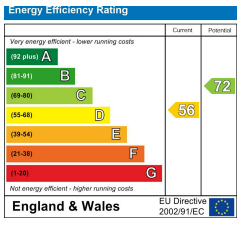


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Located on the charming School Road in Llanelli, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests.
The well-appointed kitchen is functional and bright, making meal preparation a pleasure. The property also features a modern shower room, complemented by a separate WC, ensuring practicality for busy households.
Outside, the front of the house boasts a driveway, providing off-road parking for your convenience. The rear garden is a true highlight, featuring a lovely patio area and a well-maintained lawn, perfect for outdoor gatherings or simply enjoying the fresh air. Additionally, a charming summer house currently serves as a bar, offering a unique space for leisure and entertainment.
Location is key, and this property does not disappoint. It is conveniently situated near Trostre Retail Park, providing easy access to a variety of shops and amenities. For those who enjoy the outdoors, the Machynys Coastal Path is within easy reach, offering scenic walks and stunning views
This ex-local authority semi-detached house on School Road is a wonderful opportunity for anyone looking to settle in a vibrant community with excellent local facilities. Don't miss your chance to make this lovely property your new home.







FULL DESCRIPTION

Ground Floor

Hallway

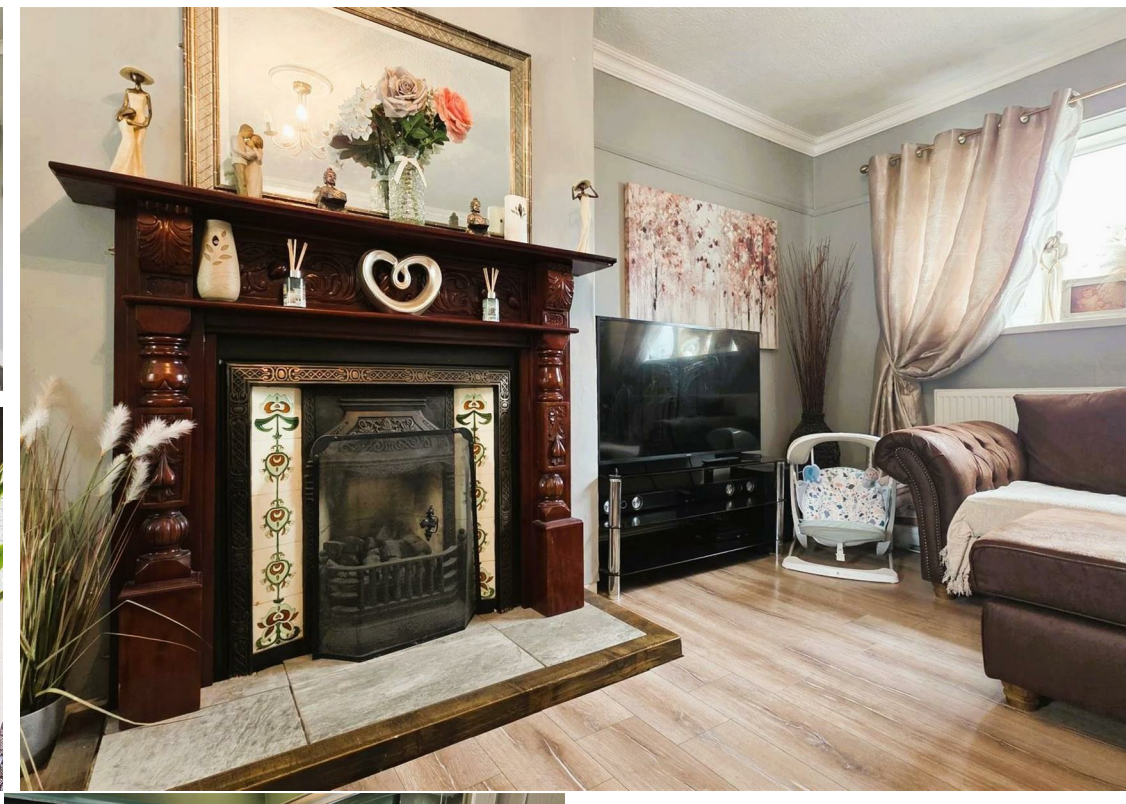
WC
2'8" x 5'0" (0.826 x 1.537)

Shower room
4'10" x 7'10" (1.497 x 2.412)

Reception room
11'5" x 18'3" (3.505 x 5.581)

Kitchen
11'3" x 10'7" (3.44 x 3.25)







First floor

Landing

Bedroom 1
8'1" x 14'6" (2.478 x 4.439)





Bedroom 2
14'6" x 6'7" (4.427 x 2.031)

Bedroom 3
9'1" x 8'5" (2.773 x 2.577)

Bedroom 4
6'9" x 8'6" (2.071 x 2.602)

Parking
Driveway and Parking bay



Council Tax Band = B

Tenure
Freehold

EPC = D

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





