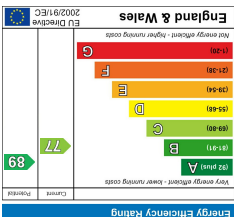
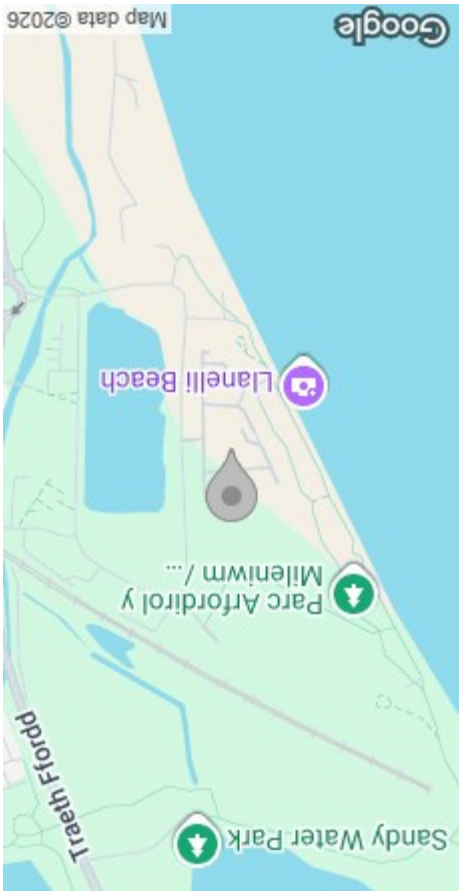


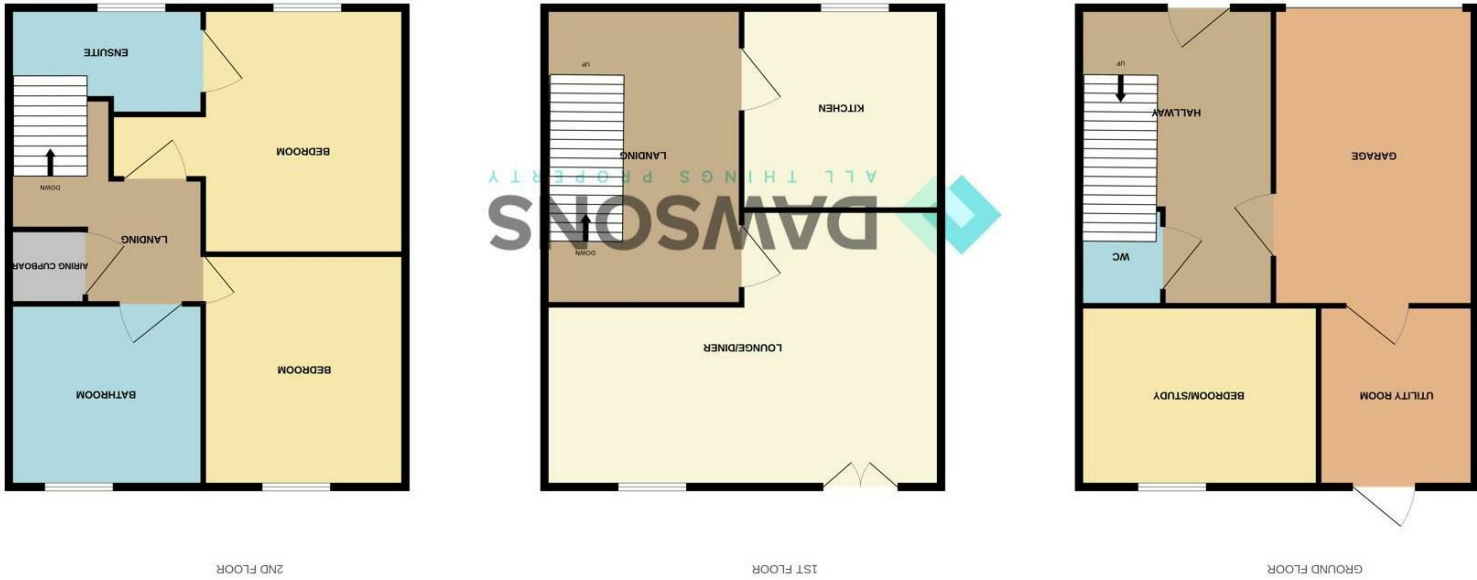
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



28 Pentre Doc Y Gogledd
, Llanelli, SA15 2JW
Asking Price £170,000

3 2 1 C

GENERAL INFORMATION

Nestled in the picturesque area of Pentre Doc Y Gogledd, Llanelli, this charming three-bedroom mid-town house offers a splendid opportunity for those seeking to create their ideal living space. Spanning three floors, the property features a well-designed layout that caters to modern family life. Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom and a versatile third bedroom, which could also serve as a study. The utility room provides practical space for laundry and storage. Ascending to the first floor, you will find a spacious lounge/dining room, perfect for entertaining or relaxing with family, alongside a well-appointed kitchen that invites culinary creativity. The top floor houses two further bedrooms, including one with en-suite facilities, as well as a family bathroom, ensuring ample accommodation for family and guests. The garden, accessible from the utility room, offers a delightful outdoor retreat, ideal for gardening enthusiasts or simply unwinding in the fresh air. With two bathrooms, this home provides added convenience for busy households. This property is offered with no onward chain, facilitating a smooth and efficient purchase process. Its prime location near the coastal path allows for scenic walks and the enjoyment of the stunning coastline right at your doorstep. Additionally, the house benefits from a drive and garage, providing valuable off-road parking and storage options.

FULL DESCRIPTION

- ENTRANCE
- HALLWAY
- CLOAKROOM
- BEDROOM THREE
9'4" x 7'11" (2.85m x 2.43m)
- UTILITY ROOM
6'8" x 5'6" (2.04m x 1.68m)
- FIRST FLOOR
- LANDING
- KITCHEN
9'4" x 8'8" (2.85m x 2.65m)
- LOUNGE
15'2" x 14'4" max (4.64m x 4.39m max)



- SECOND FLOOR
- LANDING
- BEDROOM ONE
13'4" x 11'9" (4.08m x 3.60m)
- EN-SUITE
- BEDROOM TWO
9'8" x 8'5" (2.96m x 2.57m)
- BATHROOM
- EXTERNAL
- PARKING
GARAGE AND DRIVE
- TENURE
Leasehold - 125 year lease - 104 years remaining approx.
Ground Rent - £150.00 per annum
Service Charge - £600.00 per annum
- EPC-C
- COUNCIL TAX BAND=D



- SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water.
Broadband - None at property as Vacant
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.
- ADDITIONAL INFORMATION
Service charge of £600 approx per annum.
Ground rent of £150 per annum