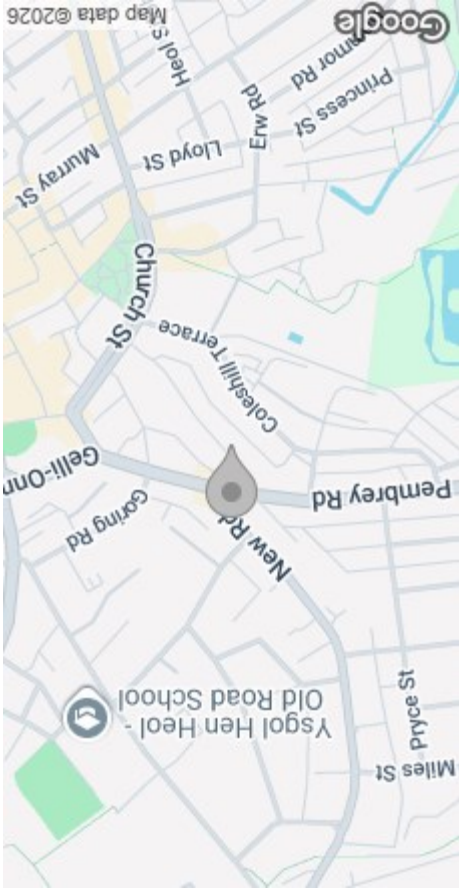


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been listed and no guarantee as to their operability or efficiency can be given.



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Located on Coldstream Street in Llanelli, this charming mid-terrace bay front property offers a delightful blend of traditional features and modern convenience. Perfectly situated close to the town centre, schools, and various amenities, this home is ideal for families and first-time buyers alike.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a good-sized lounge, perfect for relaxing or entertaining guests. From the rear of the hallway is a dining/sitting room, providing a versatile space for family meals or casual gatherings. The kitchen, conveniently located, offers functionality and ease for everyday cooking.

The first floor boasts three well-proportioned bedrooms, providing ample space for family living. The family bathroom is also located on this level, ensuring convenience for all.

Outside, the property features a front forecourt that adds to its curb appeal, while the rear courtyard garden offers a private outdoor space for relaxation or play. Additionally, off-road parking for one vehicle is available at the rear, a valuable asset in this bustling area.

This well-priced property presents an excellent opportunity for those seeking a comfortable family home in a vibrant community. With its proximity to local amenities and schools, it is a must-see for anyone looking to settle in Llanelli.

FULL DESCRIPTION

Entrance Hallway

Lounge
26'4" x 9'6" (8.04 x 2.91)

Sitting/dining room
14'9" x 11'9" (4.5 x 3.6)

Kitchen
14'6" x 10'0" (4.44 x 3.05)

First floor landing

Bedroom 1
12'5" x 16'4" (3.81 x 5)

Bedroom 2
9'8" x 10'6" (2.95 x 3.22)

Bedroom 3
9'10" x 11'4" (3.0 x 3.47)



Bathroom
6'0" x 8'6" (1.85 x 2.61)

External

Front Forecourt

Rear courtyard garden

Rear parking bay

Council Tax Band - C

Tenure - freehold

EPC = D

Services

