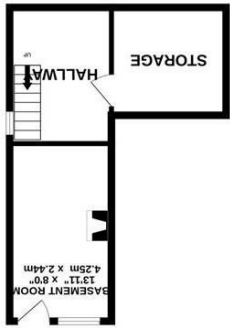


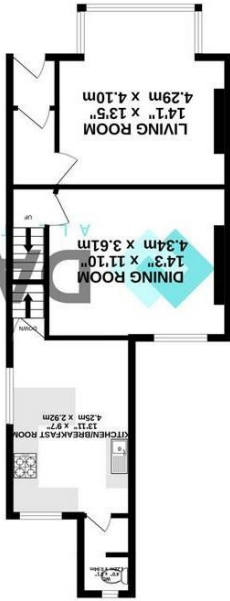
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hectopix ©2026

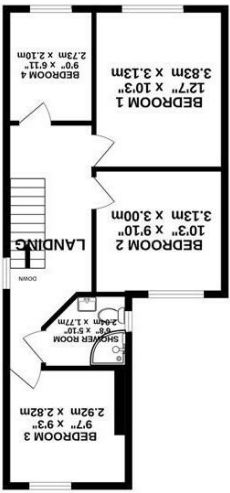
TOTAL FLOOR AREA : 1609 sq.ft. (149.4 sq.m.) approx.



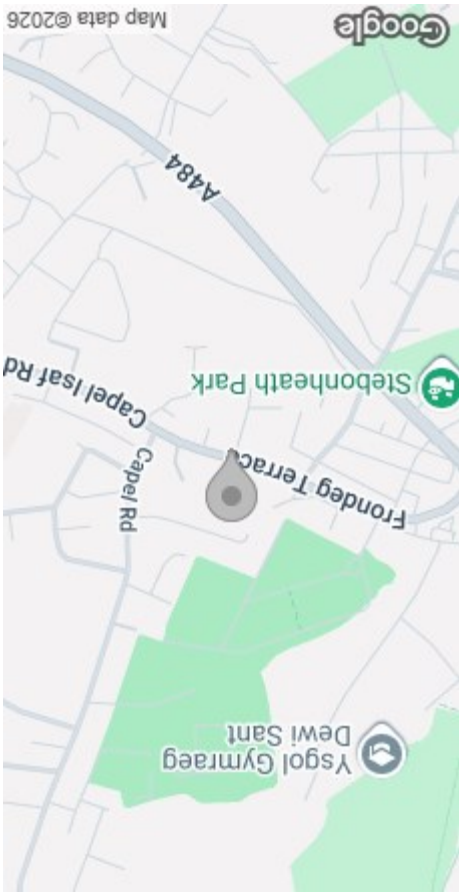
BASMENT
269 sq.ft. (25.0 sq.m.) approx.



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



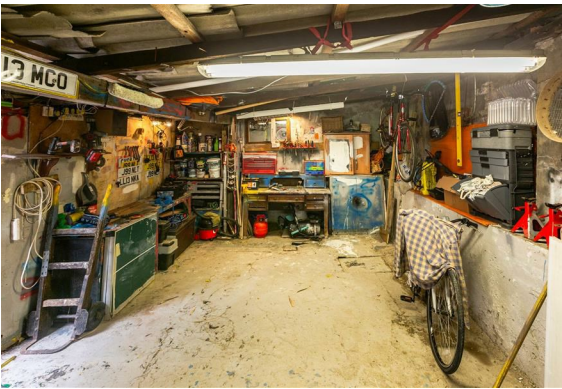
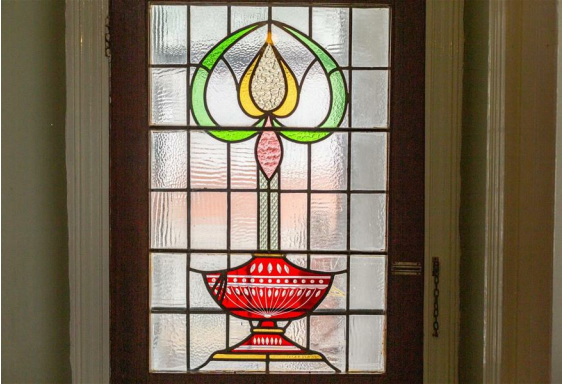
AREA MAP

GENERAL INFORMATION

Located on Frondeg Terrace, Llanelli, this delightful house offers a perfect blend of traditional character and modern convenience. With its appealing bay front, this end terrace property is situated in a popular residential area, making it an ideal choice for families and professionals alike. Upon entering, you are welcomed by an entrance vestibule and hallway that leads to two inviting reception rooms. The lounge and separate sitting room provide ample space for relaxation and entertaining, while the modern, well-appointed kitchen/breakfast room is perfect for family meals. A convenient cloakroom adds to the practicality of the ground floor. The property boasts four bedrooms, ensuring plenty of room for family or guests. A well-designed shower room serves the upper floors, while the lower ground floor features a useful basement area complete with a utility space and a charming log burner. Outside, the front forecourt adds to the property's curb appeal, while the private, low-maintenance rear garden offers a tranquil retreat. A notable advantage of this home is the garage parking, a rare find in this sought-after area. With no onward chain, this property is ready for you to move in and make it your own. We highly recommend viewing to fully appreciate the size and potential of this lovely home. Don't miss the opportunity to secure a wonderful residence in a vibrant community, close to amenities, schools, and retail parks.

FULL DESCRIPTION

- Porch
- Entrance hallway
- Living room
14'0" x 13'5" (4.29m x 4.10m)
- Dining room
14'2" x 11'10" (4.32m x 3.61m)
- Kitchen/Breakfast room
13'11" x 9'6" (4.25m x 2.92m)
- Inner hallway
- W/C
- Basement/utility area/storage
13'11" x 8'0" (4.25m x 2.44m)
- First floor



- Landing
- Bedroom 1
12'6" x 10'3" (3.83m x 3.13m)
- Bedroom 2
10'3" x 9'10" (3.13m x 3.00m)
- Bedroom 3
9'6" x 9'3" (2.92m x 2.82m)
- Bedroom 4
8'11" x 6'10" (2.73m x 2.10m)
- Shower room
8'7" x 5'9" (2.64m x 1.77m)
- External
- Front Forecourt
- Rear garden (gated side access)
- Garage
19'3" x 13'1" (5.88m x 3.99m)
- Tenure
Freehold
- Council Tax Band = C
- EPC = D

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

