

SmartSale

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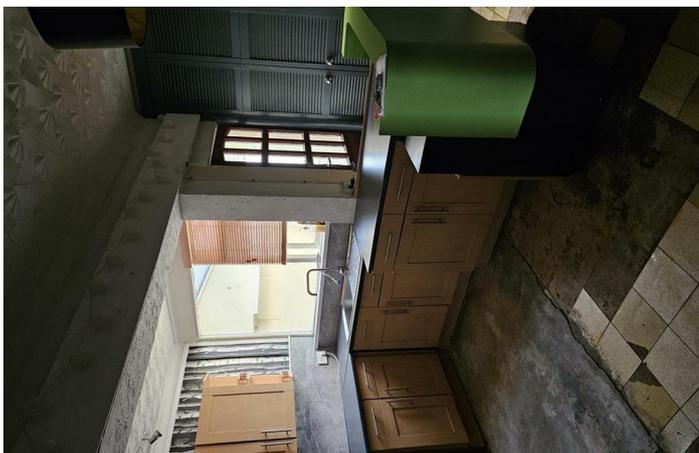


New Dock Road , Llanelli SA15 2HE

- One family bathroom
- Three spacious and neatly presented bedrooms
- Kitchen with breakfast area and separate dining space
- well proportioned lounge with dining area
- Rear private garden

Offers Over £97,500 Freehold





Location

Welcome to this charming 3-bedroom terraced house, perfectly situated in a sought-after neighbourhood, offering a delightful blend of comfort, practicality, and classic appeal. Ideal for first-time buyers, growing families, or investors seeking a promising property, this residence combines well-proportioned living spaces with convenient access to local amenities and transport links.

As you step inside, you'll immediately notice the inviting reception room, bathed in natural light through the front-facing windows. This warm and welcoming space provides the perfect setting for both relaxation and entertaining guests, with plenty of room for comfortable seating and dining arrangements. The neutral decor throughout allows you to personalise the home easily to suit your style. The kitchen, located at the rear of the property, is thoughtfully designed to maximise functionality and storage. Ample cupboard space and work surfaces make cooking a pleasure, while a door opens onto the private garden, ideal for enjoying outdoor meals or a quiet retreat after a busy day.

This lovely home features three well-sized bedrooms, each offering a peaceful haven for rest and rejuvenation. The master bedroom benefits from generous proportions, while the additional bedrooms are perfectly suited for children, guests, or even a home office. The layout ensures that everyone has their own comfortable space. The family bathroom is conveniently positioned to serve all bedrooms and includes a modern suite with a bathtub, shower, toilet and basin. Everything has been designed with practicality in mind, making daily routines effortless. Outside, the rear garden offers a private, enclosed space that is perfect for gardening enthusiasts or those who simply enjoy alfresco living. It provides an excellent area for children to play safely or for hosting summer BBQs with friends and family.

Additional benefits of this property include double-glazed windows and gas central heating, ensuring a warm, energy-efficient home throughout the colder months. The quiet street and friendly neighbourhood create an inviting atmosphere you'll be proud to call home.

Don't miss the opportunity to view this delightful family home. Whether you're looking to settle down or invest, this property represents fantastic value in a popular location. Contact us today to arrange a viewing and take the first step towards making this charming home yours.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your

co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band **B**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.