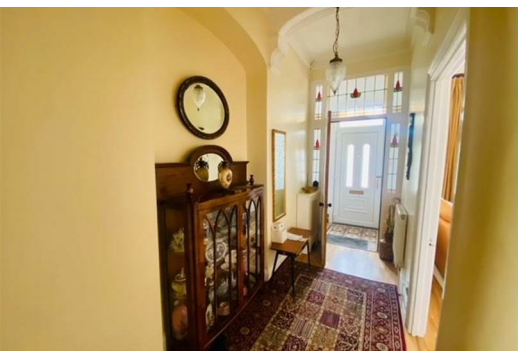




**6 Park Crescent, Llanelli, Carmarthenshire SA15 3AE**  
**£204,995**

Willow Estates have pleasure in offering for sale an ATTRACTIVE AND WELL PRESENTED FOUR BEDROOM MID TERRACE TOWN HOUSE in a popular location close to People's Park, Llanelli Beach and The Millennium Coastal Path and with easy access to Llanelli Town Centre and its amenities. The Accommodation within comprises of Entrance Hallway, Lounge, Sitting Room, Kitchen, Utility Room, Shower Room, Four Bedrooms and Family Bathroom. Externally the property has a paved rear yard. VIEWING IS HIGHLY RECOMMENED. NO CHAIN. Energy Rating - TBC





### Entrance

Access via uPVC double glazed entrance door leading into:

### Vestibule

Coved ceiling, original tiled floor, half glazed interior door leading into:

### Entrance Hallway

Coved ceiling, laminate wood floor, stairs to first floor, under stairs storage area, radiator.

### Lounge 16'5 (into bay) x 11'8 approx (5.00m (into bay) x 3.56m approx)

Coved and smooth ceiling, laminate wood floor, radiator, uPVC double glazed bay window to front, electric coal effect fire set in attractive fire surround.

### Sitting Room 14'5 x 10'6 approx (4.39m x 3.20m approx)

Coved and smooth ceiling, laminate wood floor, radiator, uPVC double glazed French Doors to rear.

### Dining Room 19'2 x 10'1 approx (5.84m x 3.07m approx)

Coved and smooth ceiling, laminate wood floor, uPVC double glazed window to side, radiator.

### Kitchen 10'2 x 15'3 approx (3.10m x 4.65m approx)

An attractive fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, double ceramic sink with mixer tap, part tiled floor, electric four ring hob with extractor hood over, integrated microwave, electric oven, integrated dishwasher, integrated fridge freezer, uPVC double glazed window to side, under floor heating, radiator.

### Utility Room

Smooth ceiling, tiled floor, stainless sink with mixer tap, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to side, wall mounted towel heater, uPVC double glazed entrance door to side, velux window.

### Shower Room

A three piece suite comprising of wall mounted wash hand basin, low level W.C., shower in shower enclosure, smooth ceiling, velux window, tiled floor, wall mounted towel heater.

### First Floor

#### Landing

Coved ceiling, smoke detector, storage cupboard, access to loft space.

### Bedroom One 17'3" (into bay) x 10'4 approx (5.26m (into bay) x 3.15m approx)

Picture rail, laminate wood floor, radiator, uPVC double glazed bay window to front.

### Bedroom Two 12'5 x 10'6 approx (3.78m x 3.20m approx)

Textured ceiling, picture rail, radiator, uPVC double glazed window to rear.

### Bedroom Three 9'8 x 8'2 approx (2.95m x 2.49m approx)

Smooth ceiling, laminate wood floor, radiator, uPVC double glazed window to rear.

### Bedroom Four 10'2 x 6'4 approx (3.10m x 1.93m approx)

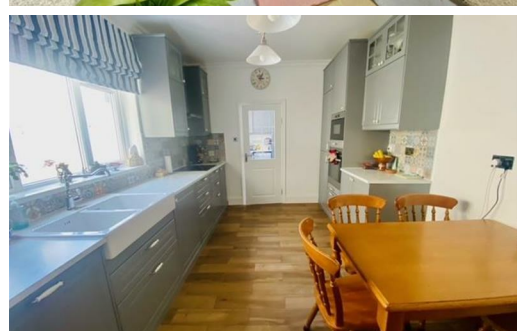
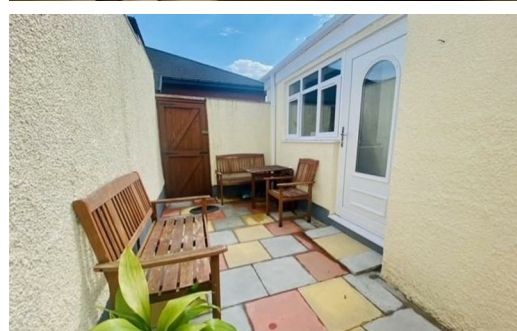
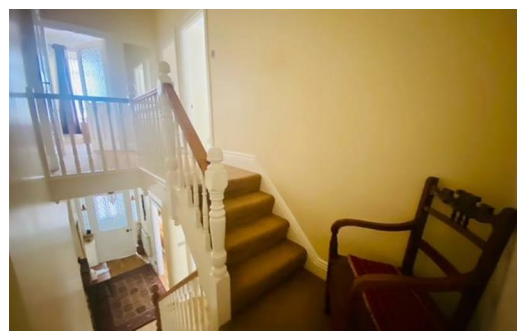
Picture rail, smooth ceiling, radiator, uPVC double glazed window to front.

### Family Bathroom 7'0 x 6'0 approx (2.13m x 1.83m approx)

A four piece suite comprising of panelled bath, low level W.C., separate shower in shower enclosure, pedestal wash hand basin, spotlights, wall mounted towel heater, uPVC double glazed window to side.

### External

The front of the property benefits from a paved forecourt. The rear of the property is paved with rear pedestrian access.



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Tenure

We have been advised by the current vendor that the property is leasehold. 999 years from 1913.

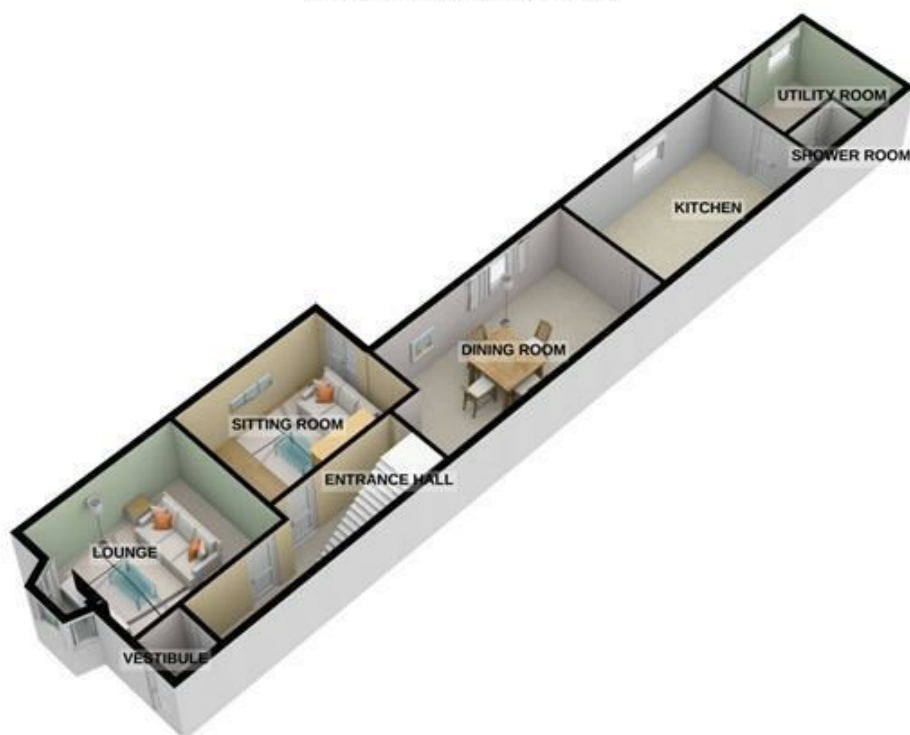
Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
899 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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