



3 St. George, Llanelli, Carmarthenshire SA15 1JE
£152,500

Willow Estates have the pleasure in offering FOR SALE a Well presented THREE BEDROOM TERRACE HOUSE situated in the popular and convenient Coedcae Area of Llanelli, with the Local Comprehensive School within walking distance as are the Local Primary Schools and Trostre Retails Park. The Town Centre and Motorway links are easily accessible. With an attractive flat rear garden and off road parking, viewing is highly recommended. Briefly comprising of Kitchen, Lounge/Dining Area and to the First Floor Three Double Bedrooms and Family Bathroom.

EPC:D



Entrance:

Via uPVC entrance door into:

Kitchen: 17'6 x 9'3 approx (5.33m x 2.82m approx)

Smooth and covered ceiling, uPVC double glazed window to front, part tiled walls, radiator, tiled floor, a good range of wall, base and display units with complimentary work surfaces over, four ring gas hob, stainless steel sink unit with mixer tap and drainer, space for washing machine, space for fridge freezer. breakfast bar, bi-fold door into:

Lounge/Diner 18'8 max x 14'5 approx (5.69m max x 4.39m approx)

Smooth and covered ceiling, two uPVC double glazed windows to rear, uPVC door to rear, two radiators, laminate wood flooring, feature fireplace, stairs to first floor.

Rear Porch:

uPVC double glazed french doors to rear.

First Floor:

Landing:

Smooth and covered ceiling.

Bedroom One: 11'4 x 9'7 (max) 6'7 (min) approx (3.45m x 2.92m (max) 2.01m (min) approx)

Smooth and covered ceiling, access to loft, uPVC double glazed window to rear, radiator, laminate wood flooring.

Bedroom Two: 14'9 x 9'8 approx (4.50m x 2.95m approx)

Smooth and covered ceiling, uPVC double glazed window to rear, radiator, laminate wood flooring.

Bedroom Three: 10'6 x 9'7 approx (3.20m x 2.92m approx)

Smooth and covered ceiling, uPVC double glazed window to front, radiator, laminate wood flooring.

Bathroom:

Smooth and covered ceiling, obscured uPVC double glazed window to front, tiled walls, radiator, tiled floor, four piece suite comprising of low level W.C, pedestal wash hand basin, bath and shower cubicle.

External:

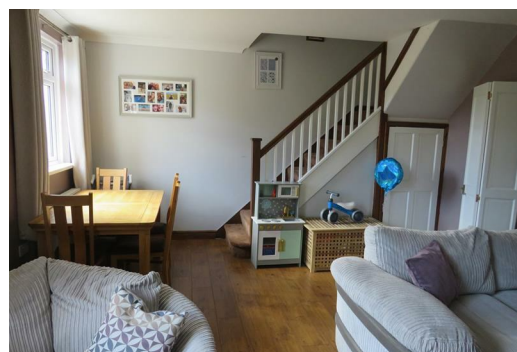
To the front of the property is a drive for several vehicles, to the rear is an enclosed attractive garden, laid to patio with a gate leading onto a further patio and decked area and steps up to the lawned area, with vegetable patch and further patio area. Storage shed, larger storage shed/ workshop.

Please note there is a shared right of way with the neighbouring properties.

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

PLEASE NOTE WE HAVE BEEN INFORMED THAT THERE IS A MINE SHAFT LOCATED AT THE FRONT ENTRANCE OF THE DRIVEWAY, ANY PROSPECTIVE PURCHASERS SHOULD SEEK ADVICE FROM THEIR SOLICITOR/MORTGAGE ADVISOR. WE DO HAVE A COPY OF A MINING INTERPRETIVE REPORT ON FILE FOR ANY INTERESTED PARTIES AND HAVE BEEN ADVISED BY THE CURRENT VENDORS THAT THEY WERE ABLE TO PURCHASE THE PROPERTY WITH A MORTGAGE.



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

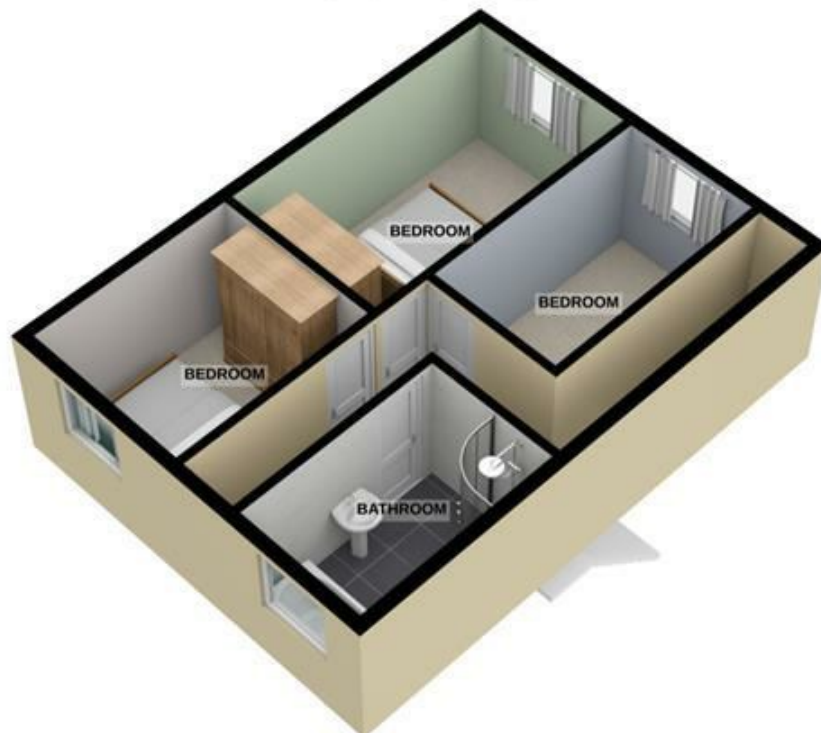
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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 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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