Greenfield Terrace

Pontyberem, Llanelli SA15 5AW

- Terrace Three Bedroom Property
- Kitchen With Dining Area
- Detached Garage With Off Road Parking
- EPC:D
- CHAIN FREE
- Two Reception Rooms
- Front & Rear Gardens
- Freehold
- Village Location
- Viewing By Appointment Only

Offers Over £167,000 Freehold

Location

Description

Nestled in the charming location of Greenfield Terrace, Pontyberem, this delightful terraced house presents an excellent opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property is ideal for those looking to settle in a sought-after area of Llanelli.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family gathering or a quiet evening in. The property also boasts a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the generous parking provision, accommodating up to three vehicles, which is a rare find in such a desirable location. Additionally, the garage provides extra storage or the potential for a workshop, catering to various needs.

The rear parking area enhances the practicality of this family home, making it easy to come and go without the hassle of street parking. The surrounding neighbourhood is known for its community spirit and accessibility to local amenities, making it an ideal setting for families.

In summary, this terraced house on Greenfield Terrace is a wonderful opportunity for those seeking a family home in a friendly and convenient area. With its spacious living areas, ample parking, and proximity to local facilities, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely property your own. EPC:D

Entrance Hallway

Enter via composite front door, radiator, laminate flooring, staircase leading top first floor, smoke alarm

Reception One
13' x 11'8" approx
Laminate flooring, understairs storage.

Reception Two
9'11" x 9'8" approx
Radiator, uPVC window facing front, laminate flooring,

Kitchen With Dining Area
13'1" x 16'9" approx
Fitted with a range of complimentary wall and base units with work surface over, 2 x radiators, uPVC windows to rear and side, uPVC door to rear, tiled floor, extractor hood, electric oven, electric hob, integrated dishwasher, integrated fridge freezer, integrated washing machine, stainless steel sink with mixer tap, tiled walls over worksurface, 2 skylights. Storage cupboard with floor standing oil cental heating boiler.

Landing
Radiator, hatch to loft space.

Bedroom One
8'6" x 11'8" approx
Radiator, uPVC window to front, laminate flooring

Bedroom Two
9'7" x 9'6" approx
Radiator, uPVC window to rear, laminate flooring.

Bedroom Three
8'5" x 7'1" approx
Radiator, uPVC window to front, Laminate floor.

Family Bathroom
12'3" x 8'1" approx
fitted with a four piece suite comprising of, low level W.C, Panelled Bath, Shower and vanity sink unit, Heated towel rail, uPVC window to side with obscure glass, linoleum flooring, fully tiled walls, airing cupboard.

External
Front: Laid to lawn with path to front door, mature shrubbery, ornamental chipping area.

Rear: laid to lawn area, artificial grass areas, side path, 2 x taps, oil tank.

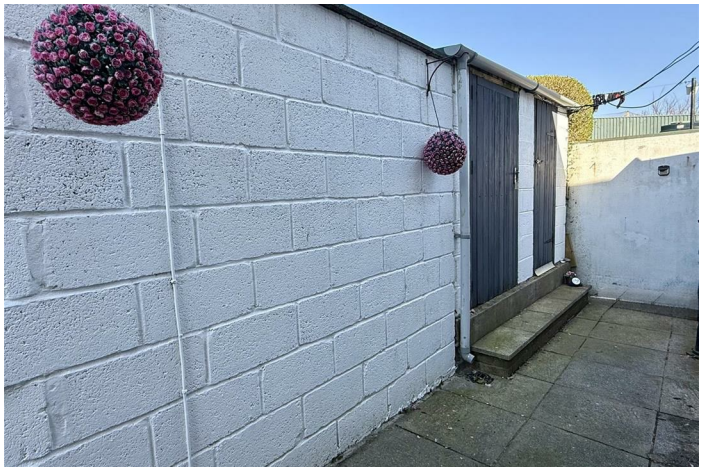
Rear Outbuildings
Two brick storage sheds both with electric

Detached Garage
Up and over door and electric with parking for two cars infront.

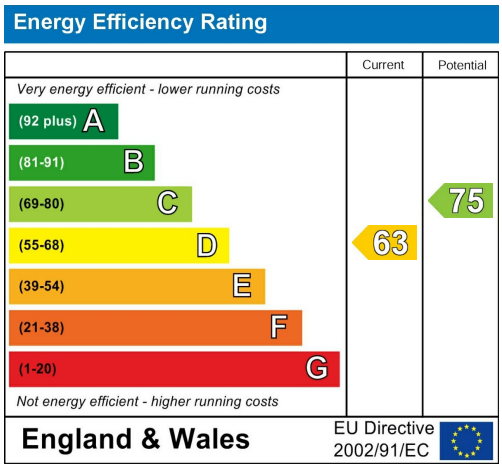
Disclaimer

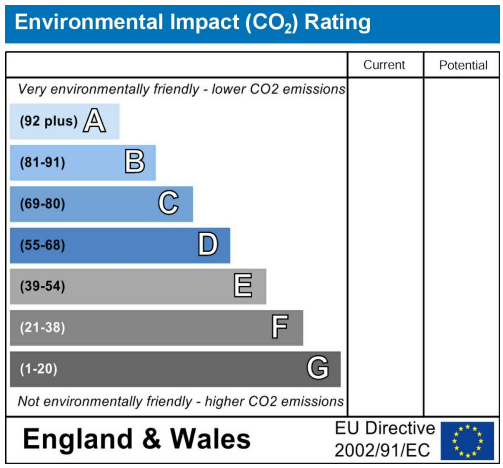
GENERAL INFORMATION
VIEWING: By appointment with Cymru Estates.
SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

Be
Kind
TIMES TABLE



Local Authority Carmarthenshire
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.