



32 Coleshill Terrace, Llanelli, SA15 3DA

£275,000

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Nestled in the charming area of Coleshill Terrace, Llanelli, this substantial terraced house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms and three reception rooms, this property offers ample space.

The house features three bathrooms, ensuring convenience for family living. Original features throughout the property add character and charm, providing a glimpse into its rich history. While the home does require modernization, it presents a unique opportunity for new owners to infuse their personal style and create a living space that truly reflects their tastes.

The property is offered with no onward chain, allowing for a smooth transition into your new home. Its deceptively spacious layout ensures that every corner of the house is utilised effectively.

Situated in a convenient location, residents will find themselves just a short walk from the picturesque People's Park and the scenic Millennium Coastal Path while having the convenience of Llanelli town centre with all associated amenities within a short walk.

Briefly comprising :

Entrance

Door into;

Hallway

Stairs to first floor, under stairs storage cupboard, pantry, two radiators.

Reception One

16'6" x 13'3" approx (5.05 x 4.05 approx)

Bay window to fore, feature fireplace with gas fire, radiator.

Reception Two

13'10" x 11'10" approx (4.22 x 3.61

approx)

French doors to rear, vinyl flooring, radiator.

Cloakroom

Window to side, vinyl flooring, fully tiled walls, W/C, wash hand basin.

Reception Three

14'10" x 11'10" approx (4.53 x 3.62

approx)

Window to side, feature fireplace with gas fire, radiator.

Kitchen

13'10" x 12'1" approx (4.23 x 3.69

approx)

Windows to side and rear, vinyl flooring, wall and base units with worktop over, space for washing machine, dishwasher, under counter fridge and freezer, sink and drainer with mixer tap, radiator, door into:





Conservatory

11'10" x 9'0" approx (3.63 x 2.76 approx)

Door to rear, tiled flooring, radiator.

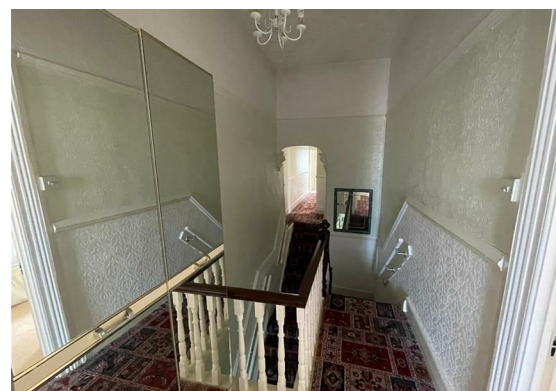
Utility Porch

6'0" x 4'1" approx (1.84 x 1.26 approx)

Doors to rear and fore, vinyl flooring.

First Floor Landing

Split landing, two loft access, storage cupboard, radiator.



Bedroom One

16'3" x 11'4" approx (4.96 x 3.46 approx)

Bay window to fore, fitted wardrobes, radiator.

Bedroom Two

9'4" x 7'0" approx (2.86 x 2.14 approx)

Window to fore, storage cupboard radiator.

Bedroom Three

13'7" x 11'3" approx (4.15 x 3.44 approx)

Window to rear, fitted wardrobes, radiator, door into:

Ensuite

8'4" x 7'3" approx (2.56 x 2.21 approx)

Window to side, vinyl flooring, fully tiled walls, W/C, wash hand basin set in vanity unit, shower cubicle. storage cupboard housing boiler, radiator.

Bathroom

11'2" x 10'0" approx (3.41 x 3.06 approx)

Window to side, vinyl flooring, fully tiled walls, W/C, bath wash hand basin set in vanity units, shower enclosure, radiator.

Bedroom Four

13'0" x 11'8" approx (3.97 x 3.57 approx)

Window to rear, fitted wardrobes, storage cupboard, radiator.

Externally

Enclosed rear garden.

Garage

17'6" x 16'10" approx (5.35 x 5.14 approx)

Electric roller doors to rear, electric.

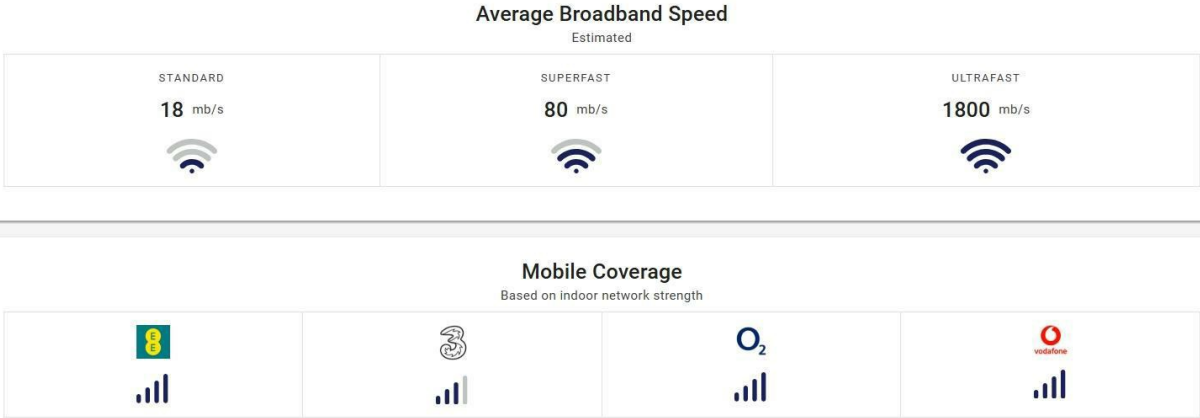


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Four Bedroom Terraced Home
- Freehold
- Mains, Gas, Water, Electricity & Drainage
- EPC - D
- Approx m2 - 175 (Floorplan Available Soon)
- Council Tax Band - D (September 2025)
- No Chain
- Garage & On Street Permit Parking
- Substantial Family Home In Need Of Moderisation
- Viewing Encouraged To Appreciate All That The Property Has To Offer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 of representation 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.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

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A REVIEW



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