



## Frondeg Terrace, offers over £115,000

- Perfect location
- 3 Bedrooms
- Shops/Amenities
- Council tax band E
- Great investment/ first time buy
- Rear garden
- Great link to M4
- EPC Rating: E



 3  1  2



## About the property

A 3 bedroom mid terrace property located in the popular location of Llanelli. This great investment or first time buy is close to schools, retail park, shops and local amenities and M4 links for transport. Call the office to make enquiries....

## Accommodation

### Lounge

11' 4" x 10' 3" ( 3.45m x 3.12m )

UPVC window to front. Carpet.

### Dining Room

13' 3" x 11' 1" ( 4.04m x 3.38m )

UPVC window to rear. Fire place. Carpet.

### Kitchen



13' 3" x 9' 6" ( 4.04m x 2.90m )

UPVC window to side. Door to side and rear. Matching wall and base units. Laminate flooring. Space for washing machine. Cushioned floor.

### Bedroom 1

14' 1" x 11' 5" ( 4.29m x 3.48m )

UPVC window to front. Carpet.

### Bedroom 2

14' 3" x 9' 6" ( 4.34m x 2.90m )

UPVC window to side. Carpet.

### Bedroom 3

13' 2" x 8' 1" ( 4.01m x 2.46m )

UPVC window to rear. Carpet.

### Bathroom

UPVC window to rear. Bath with shower over, hand basin, W.C.

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. 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. This computer generated Floorplan, 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. 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.

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