



## Frondeg Terrace, offers over £125,000

- Newly Refurbished Kitchen
- Garage
- 3 Good Sized Bedrooms
- New Oven
- Freehold
- NO CHAIN!
- Close to Links to Schools
- M4 near
- EPC Rating: D



 3  1  2



## About the property

Welcome to this delightful 3 bedroom mid terraced property, nestled in the heart of Llanelli. Perfect for families or first time buyers, this home offers a blend of modern living with a touch of traditional charm, whilst being conveniently located with transport links and amenities including Schools and local shops, also great links to the M4. The ground floor comprises of a Hall, separate Lounge and Dining Room, a newly refurbished Kitchen, and Bathroom. The first floor comprises a landing, and three good sized bedrooms. The property boasts a private, enclosed rear garden and a Garage. This property has plenty of opportunities to personalise and make it uniquely yours. Viewing comes highly recommended to appreciate this family home.



## Accommodation

### Lounge

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

### Dining Room

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

### Kitchen

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

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

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## Floorplan



Total floor area 100.3 m<sup>2</sup> (1,079 sq.ft.) approx

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