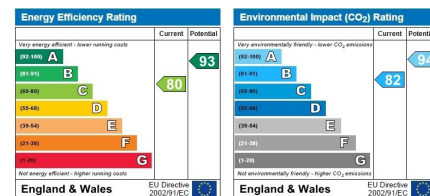




65 Iscoed, Llanelli SA15 4DA

Offers in the region of £145,950

Modern Build Property
Ideal First Time Buy
Well Presented and Neutrally Decorated
Off Road Parking for 3 Cars
EER: C 80



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DESCRIPTION

On the outskirts of the modern build residential development at Parc Y Strade is this immaculately presented semi detached home. Ideally suited, in our opinion, to a first time buyer or young family, this home offers a modern kitchen and bathrooms, with neutral decor throughout.

The rear garden is laid to artificial lawn for easy maintenance and the property is set on a larger than average plot for the property style. Offering off road parking for three cars, the home is located on the edge of the development for easy access on to Denham Avenue and Sandy Road. The location is ideally suited for access to Burry Port and Carmarthen to the West with good links to the coast road for Swansea and in to Llanelli town. The local cooperative store is nearby and there are newly opened cafe, takeaway and shops in the vicinity. EER: C 80

HALLWAY

Entered via double glazed front door, stairs to first floor.

WC

White suite comprising of wash hand basin and WC, radiator, tiled splash back.

KITCHEN

10'4 x 8'0. (3.15m x 2.44m)

Fitted with a range of high-gloss wall and base

units incorporating work surface above, 1 ½ bowl stainless steel sink unit and drainer, plumbing for washing machine, built in electric oven with gas hob and extractor fan above, radiator, double glazed window to front.

LOUNGE

15'1 reducing to 11'6 x 14'2 (4.60m reducing to L- Shaped. Double glazed French doors opening to garden with Japanese windows to either side, two radiators, built in storage cupboard under stairs.

LANDING

Access to loft, radiator, built in storage cupboard.

BEDROOM TWO

9'6 x 8'5 (2.90m x 2.57m)
Double glazed window to front, radiator

ENSUITE

White suite comprising shower with glazed door and tiled walls, pedestal wash hand basin and WC, radiator, tiled splash back.

BEDROOM ONE

10'7 x 8'5 (3.23m x 2.57m)
Double glazed window to rear, radiator.

BEDROOM THREE

7'7 x 6'5 (2.31m x 1.96m)
Double glazed window to rear, radiator.

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin and WC, tiled splash back, radiator, double glazed window.

EXTERNALLY

To the front of the property, there are steps

up to front door, parking for approximately 3 cars to the side and access to the rear garden which is laid to lawn and has a decked area for seating.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli office-SA15 1AQ- head right on to Station Road. Keep in the left lane and at the main Gelli On traffic lights, head left on to Hall Street/ West End. Continue along Pembrey Road. At Sandy roundabout, take the third exit on to Sandy Road. Turn right . At the mini roundabout, take the first left. The property will be located on your right, as advertised by our For Sale board.