



Belvedere Road, Llanelli, SA15 3LD  
**£179,995**



Located on a side street within a popular area of Llanelli, this SEMI DETACHED Family Home offers spacious accommodation, comprising: Entrance Hallway, THREE RECEPTION ROOMS and Kitchen to the Ground Floor, with THREE BEDROOMS and Bathroom to the First Floor and BEDROOM FOUR to the loft space. Externally there are Front and Rear Gardens. VIEWING ESSENTIAL TO FULLY APPRECIATE.

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ENTRANCE

Upvc door with obscure glass panel and matching side panel into :

PORCH

Upvc double glazed obscure glass windows to sides, tiled floor, wooden door with stained and obscure glass panels into:

HALLWAY

Skimmed ceiling, plate rack, exposed wooden floorboards, radiator, stairs to first floor.

RECEPTION ROOM ONE 4.135m into bay x 3.344m (13'7" into bay x 10'11")

Skimmed ceiling with original art deco detail, uPVC double glazed bay window to front, exposed wooden floorboards, radiator, fireplace with tiled inset, marble effect hearth and wooden surround, two recess alcoves, picture rail.



RECEPTION ROOM TWO 4.087m x 3.815m (13'5" x 12'6")

Skimmed ceiling, picture rail, uPVC double glazed floor length box bay window with sliding patio door leading to rear garden, electric fire with feature hearth and wooden surround, sky point.

RECEPTION ROOM THREE 3.112m x 2.266m (10'2" x 7'5")

Coved and skimmed ceiling, two uPVC double glazed windows to side, door into understairs storage cupboard housing wall mounted gas combination boiler, open fireplace with tiled hearth, radiator, door into:

KITCHEN 3.064m x 2.266m (10'0" x 7'5")

Coved and skimmed ceiling, uPVC double glazed window to rear, uPVC door with double glazed panel to rear, tiled floor, walls tiled to splash back, radiator, fitted with wall and base units with complementary work surface over, one and a half bowl stainless steel sink and drainer with mixer tap, space for washing machine, space for electric cooker, space for fridge freezer.

FIRST FLOOR LANDING

Skimmed ceiling, smoke detector, wooden framed single glazed obscure and stained glass window to side, door leading to staircase to bedroom four.

BATHROOM

Coved and skimmed ceiling, uPVC window with double glazed obscure glass panel to rear, extractor fan, vinyl tile effect flooring, wall mounted chrome effect heated towel rail, fitted with a three piece suite comprising WC, pedestal wash hand basin with mixer tap and bath with shower over and glass shower screen, walls tiled to splash back.

BEDROOM ONE 3.766m x 3.724m (12'4" x 12'2")

Skimmed ceiling, uPVC double glazed box bay window to rear, feature cast iron radiator.

BEDROOM TWO 4.018m x 2.813m (13'2" x 9'3")

Coved and skimmed ceiling, uPVC double glazed bay window to front, radiator.

BEDROOM THREE 2.276m x 2.044m (7'6" x 6'8")

Coved and papered ceiling, uPVC double glazed window to front, radiator.

BEDROOM FOUR 4.668m x 3.767m (15'4" x 12'4")

Skimmed and beamed ceiling, smoke detector, "fakro" window to rear, "fakro" window to side, door into eaves storage.

EXTERNAL

FRONT

Gated pedestrian path with three steps up to entrance door, garden area with lawn and gravelled borders, pedestrian side access.

REAR

Pedestrian side access, enclosed garden mainly laid to lawn, bordered with a range of mature shrubs and trees, paved patio area, solid construction storage shed, external WC, external light.

DIRECTIONS

From our Llanelli office on Murray Street proceed straight onto the traffic lights and turn right. Follow the road and signs for Carmarthen. Take the left hand lane onto West End then take the first turning right onto New Road. Turn first right onto Harris Avenue then first left onto Spowart Avenue. Take the first turning left onto Belvedere Road where the property is on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: T.B.C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01554 784 400