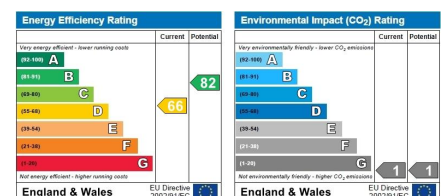




21 Caroline Street, Llanelli SA15 2PB

Offers in the region of £119,950

Extended & Modernised Mid Terrace Home
Spacious Lounge & Kitchen/Diner
Enclosed Rear Garden
Convenient Coastal Area
EER: D66



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DESCRIPTION

This traditional and extended mid terrace home has been updated and well-maintained by the current owners. Benefitting from a spacious lounge and a modern kitchen/ diner to the ground floor, the home has been extended to provide three bedrooms and a family bathroom to the first floor. The grounds have been designed for easy maintenance, with a patio area to the rear and a raised decking for seating. The garden is enclosed by fences and walls, making it secure for children and animals, and there is a rear shed. There is also pedestrian access to the rear lane. Caroline Street is situated in the Seaside area of Llanelli, with its easy access to the beach front and in to the Town Centre and Trostre. The recently rebuilt primary school is a short walk away and the village offers a convenience store and takeaways. EER: D66

HALLWAY

12'10 x 3'05 (3.91m x 1.04m)
Entered via a frosted and feature double glazed door from the front, the hallway houses the carpeted stairs to the first floor and offers laminate flooring, a radiator and a textured ceiling. A door opens to:

LOUNGE

22'06 x 10'03 min (6.86m x 3.12m min)
With a double glazed window to the front and a double glazed door to the rear, this spacious lounge has a feature electric fire with a wooden mantle over and benefits from laminate flooring, a radiator and a handy under stairs storage cupboard. A door leads to:

KITCHEN/ DINER

22'01 x 8'03 (6.73m x 2.51m)
Fitted with a range of wall and base units with worktops over and coordinated splash back, the kitchen offers a 1½ bowl stainless steel sink and drainer unit and has a wall mounted boiler in a coordinated cupboard. There is space for a cooker with a glass splash back and a built-in extractor and space for a washing machine, a tumble dryer and a fridge/ freezer. Double glazed windows look to the side and rear and there is a frosted double glazed door to the rear garden. The room has tiled flooring and spotlights.

LANDING

This area has carpet and a textured and coved ceiling with access to the loft. Doors lead to:

BEDROOM ONE

14'02 x 9'09 (4.32m x 2.97m)
With a double glazed window to the front, this double bedroom has laminate flooring, a radiator and a textured and coved ceiling.

BEDROOM TWO

12'05 x 6'05 plus wardrobe (3.78m x 1.96m plus)
With a double glazed window to the rear, this bedroom has a built-in storage area and offers laminate flooring and a radiator.

BATHROOM

6'03 x 5' plus recess (1.91m x 1.52m plus recess)
Fitted with a bath with shower over and a bi-folding modesty screen, a pedestal wash hand basin and a WC, the bathroom has a frosted double glazed window to the side and benefits from tiled flooring, part tiled walls with a heated towel rail, spotlights and an extractor.

BEDROOM THREE

8' x 7'03 (2.44m x 2.21m)
Offering a double glazed window to the rear, this bedroom has carpet and a radiator.

EXTERNALLY

To the rear of the property is an enclosed garden, mainly laid to patio and benefitting from a **STORAGE SHED**. There is rear pedestrian access.

SERVICES

We are advised all 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 across the traffic lights and on to Queen Victoria Road. Pass over three mini roundabouts and head towards the beach. At the bottom of the hill, take the first exit at the roundabout. At the main beach roundabout, take the first exit in to Seaside. Take the right turn in to Druce Street and left in to Caroline Street, where the property will be on your left.