

Coedcae Road, Llanelli, Carmarthenshire

Asking Price: £200,000

John Francis







John Francis are delighted to offer for sale this well-presented three bedroom semi-detached property situated in Coedcae Road area of Llanelli. Conveniently located close to local schools, shops, amenities and excellent transport links, the property would make an ideal family home.

The accommodation briefly comprises an entrance hallway, a comfortable living room, a separate office/study providing an ideal space for home working, and a fitted kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a fully enclosed rear garden, predominantly laid to lawn with a block-paved pathway leading to a substantial detached timber garden room. The garden room enjoys a decked seating area to the front and offers versatile use as a home office, studio or hobby space. Mature hedging and fencing provide a good degree of privacy, creating an ideal space for outdoor entertaining and family enjoyment.

Viewing is highly recommended to fully appreciate the size, versatility and potential this family home has to offer.



Total floor area 124.3 m² (1,338 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01554 773051
E: llanelli@johnfrancis.co.uk
27 Murray Street, Llanelli, Carmarthenshire, UK, SA15 1AQ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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