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THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk
VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

**79 QUEEN VICTORIA ROAD, LLANELLI,
CARMARTHENSHIRE SA15 2TR**



OFFERS IN THE REGION OF £145,000

- **SEMI DETACHED PROPERTY**
- **SITUATED IN POPULAR AREA ON EDGE OF TOWN CENTRE**
- **3 RECEPTION ROOMS**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**

79 QUEEN VICTORIA ROAD, LLANELLI
(cont'd)

A semi detached property conveniently situated in a popular area on the edge of town centre and within walking distance of the Millennium Coastal Park (edged RED on attached plan). The property has a paved forecourt and easy-to-maintain paved rear garden with rear lane entrance.

GROUND FLOOR

ENTRANCE PORCH – Timber entrance door. Tiled floor. Timber door leading to:-

ENTRANCE HALL – Staircase leading to first floor. Radiator. Storage cupboard.

SITTING ROOM – 3.98m(13'1") x 3.93m(12'11") (overall). Radiator. Bay window. Fireplace.

LIVING ROOM – 3.56m(11'8") x 3.39m(11'2") (overall). Radiator. Timber window. Tiled fireplace.

DINING ROOM – 4.55m(14'11") x 3.04m(10'0"). Radiator. Timber window. Storage cupboards. Fireplace with coal effect gas fire.

KITCHEN – 3.98m(13'1") x 3.06m(10'1"). Radiator. Partially tiled walls. 2 Timber windows. Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Timber door leading to rear garden.

CLOAKROOM – W.C. Aluminium window.

FIRST FLOOR

LANDING.

FRONT BEDROOM – 5.28m(17'4") x 3.99m(13'1") (overall). Radiator. 2 Timber windows.

MIDDLE BEDROOM – 3.41m(11'3") x 3.31m(10'11"). Radiator. Timber window.

BACK BEDROOM – 3.10m(10'2") x 2.98m(9'10"). Radiator. Timber window.

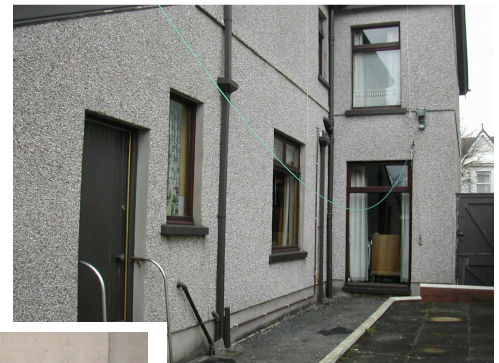
BATHROOM – Bath, wash hand basin and W.C. Partially tiled walls. Timber window. Storage cupboard housing gas combi central heating boiler

OUTBUILDINGS – GARAGE - 6.59m(21'8") x 4.79m(15'9"). Electronic doors.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – 'D'

VIEWING - Strictly by appointment with THORNES.



PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

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