

## 7 Glyncoed Terrace, Llanelli SA15 1EZ

**Offers In Region of £149,950 Freehold**

**FOR SALE | AR WERTH**



### Description

Swift Property Services are pleased to offer 7 Glyncoed Terrace on the market for sale. Conveniently situated, approximately one mile from the town of Llanelli with its large range of amenities including shops, supermarkets, school, leisure centre, primary / secondary schools and transport links including bus/train stations. Good commuter location within approximately four miles of the M4. This beautifully presented, two bedroom house has been recently refurbished and is ready to move into. Brief specification comprised of entrance lobby, open plan living / dining room, kitchen, bathroom and airing cupboard. The first floor comprises of two bedrooms. Externally there is a large rear mainly lawned garden and on street parking to the fore. Mains gas central heating with newly installed Baxi combination boiler. Council tax band "B". EPC "TBC". Freehold. Chain free. Early viewings encouraged. Please see our virtual tour to fully appreciate all that this fantastic property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / [info@swiftproperty-services.co.uk](mailto:info@swiftproperty-services.co.uk).





## Rooms & Descriptions

Location: Conveniently situated, approximately one mile from the town of Llanelli with its large range of amenities including shops, supermarkets, school, leisure centre, primary / secondary schools and transport links including bus/train stations. Good commuter location, situated within approximately four miles of the M4.

### Ground Floor:

Entrance Lobby: uPVC double glazed door to the fore. Internal door to living / dining area. Wood effect flooring. Meter cupboard.

Living / Dining Room: 4.32m ( 14'3") x 6.16m ( 20'3") Internal door to entrance lobby. Staircase to first floor landing. Opening to kitchen. uPVC double glazed windows to fore and rear providing lots of natural light. Wall mounted electric fire. Two paneled radiators. New carpets. Smoke detector.

Kitchen: 2.43m ( 8'0") x 2.85m ( 9'5") Range of base and wall units. Integrated electric hob / oven. Composite sink / drainer with mixer tap. Extractor hood. Tiled floor. uPVC double glazed window to side elevation. Space for washing machine / undercounter fridge. Internal door to rear lobby. Opening to living / dining room.

Rear Lobby: Internal doors to kitchen, bathroom and uPVC, opaque double glazed door to garden. Radiator. Airing cupboard housing the newly installed Gas Baxi combi boiler. Tiled floor.

Bathroom: 2.47m ( 8'2") x 1.73m ( 5'9") Internal door to rear lobby. New three piece bathroom suite comprised of coupled WC with push button flush, bath with shower over / screen and sink with mixer tap / vanity unit. Tiled floor. Part tiled walls. Frosted uPVC window to rear elevation. Electric mirror. Extractor. Heated chrome towel rail.

### First Floor:

Landing: Stairs down to ground floor living / dining room. Carpeted floor. Access to loft space. Mains powered smoke detector. Internal doors to bedrooms 1 & 2.

Bedroom 1: 4.62m ( 15'2") x 2.72m ( 9'0") Door to landing. Carpeted floor. Two uPVC double glazed windows to the fore. Paneled radiator with TRV. Coved ceilings.

Bedroom 2: 3.70m ( 12'2") x 3.37m ( 11'1") Door to landing. Carpeted floor. Paneled radiator with TRV. Upvc double glazed window to rear elevation.

Externally: On street parking to the fore. Large enclosed mainly lawned rear garden with gravel and patio areas.

Tenure: Freehold

Council Tax / Local Authority: Band C.  
Carmarthenshire County Council.

EPC:

Construction: Solid Brick

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) for any enquiries or viewing requests.

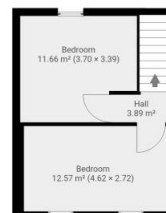
Further Details / Sprift:  
<https://portal.sprift.com/property-report/7-glyncoed-terrace-llanelli-sa15-1ez/4446460>

Virtual Tour Available:

## Floor Plan



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## Property Features

- 2 Bedroom
- Gas CH
- Refurbished
- Garden
- On Street Parking

## EPC Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983

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