

**NEW INSTRUCTION**



## 15 Cwrt Elusendy, Llanelli SA15 1LD

Offers in the region of £85,000

Mid Terrace Property  
Enclosed Rear Garden  
Outskirts of Town Centre  
Ideal First Buy or Investment  
EER: E 50

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>88-100 <b>A</b></p> <p>69-87 <b>B</b></p> <p>55-68 <b>C</b></p> <p>45-54 <b>D</b></p> <p>35-44 <b>E</b></p> <p>25-34 <b>F</b></p> <p>1-24 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>88-100 <b>A</b></p> <p>69-87 <b>B</b></p> <p>55-68 <b>C</b></p> <p>45-54 <b>D</b></p> <p>35-44 <b>E</b></p> <p>25-34 <b>F</b></p> <p>1-24 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>88</b>		<b>1</b>
	<b>50</b>		<b>1</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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**MD/WJ78085/240521**

**DESCRIPTION**

Located on the edge of Llanelli Town centre is this traditional mid terrace property which is, in our opinion, an ideal investment or first time buy. Offering a good size lounge and kitchen diner to the ground floor, the home has two double bedrooms and a bathroom to the first floor. There is an upstairs airing cupboard and an under stairs storage area. The low maintenance garden is mainly laid to decorative stone and there is a paved path leading to the storage shed and the pedestrian gate at the far end. Cwrt Elusendy is a short walk from the Eastgate development and the Asda store, leading in to the main retail area of the town. There are good road links to Trostre retail parks and to the coast. The mainline train station is approximately 0.7 miles away and the bus depot is less than half a mile away. EER: E 50

**HALLWAY**

5'02 x 3'02 (1.57m x 0.97m)  
Entered via a frosted double glazed door from the front, the hallway houses the carpeted stairs to the first floor and offers, vinyl flooring, a radiator and a textured ceiling. Doors lead to:

**LOUNGE**

11'01 x 8'04 (3.38m x 2.54m) plus recess 9'02 x 3'11 (2.79m x 1.19m) plus bay. With a double glazed box bay with windows to the front and side, the lounge has a wall mounted electric fire with a marble effect surround, vinyl flooring, a radiator and a textured ceiling. A door leads to:

**KITCHEN/DINER**

14'07 x 9'02 (4.45m x 2.79m)  
Fitted with a range of wall and base units with worktops over incorporating a stainless steel sink and drainer unit, the kitchen has a built in cooker with a four ring electric hob and a stainless steel extractor over. There is space for a washing machine and a fridge freezer and the room has an under stairs storage cupboard. A frosted double glazed door and a double glazed window open to the rear and the kitchen has vinyl flooring, a radiator and a textured ceiling.

**LANDING**

5'10 x 5'10 including stairs (1.78m x 1.78m). The landing has

vinyl flooring, access to the airing cupboard which houses the wall mounted Baxi boiler, and a textured ceiling with access to the loft. Doors lead to:

**BATHROOM**

6'01 x 5'06 (1.85m x 1.68m)  
Fitted with a panelled bath, a pedestal wash hand basin and a WC, the bathroom has a frosted double glazed window to the rear, vinyl flooring, part tiled walls, a radiator and a textured ceiling.

**BEDROOM TWO**

9'02 x 8' (2.79m x 2.44m)  
With a double glazed window to the rear, this bedroom has vinyl flooring, a radiator and a textured ceiling.

**BEDROOM ONE**

11'01 min x 9'08 min (3.38m min x 2.95m min)  
Benefiting from two double glazed windows to the front, this room has carpet, a radiator and a textured ceiling.

**EXTERNALLY**

The property has a garden to the rear which is laid to decorative stone. There is a paved path to the rear pedestrian gate and the garden benefits from a storage shed.

**SERVICES**

Services are to be confirmed.

**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 towards Asda. At the third roundabout, take the second exit on to Pottery Street. At the crossroads, turn left on to Wern Road. Turn right on to Cwrt Elusendy and the property is on the left.