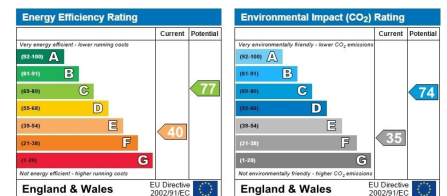




## 6 Hick Street, Llanelli SA15 1AR

Offers in the region of £78,000

Ideal Investment Property  
Previous Rental History  
In Need Of Some Updating  
Low Maintenance Garden  
EER: E 40



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## DESCRIPTION

This mid terrace house benefits from two bedrooms, plus a loft room. Offering good size accommodation downstairs, the property has recently been redecorate din neutral tones and new carpets have been laid throughout. Please note: that the kitchen is of single skin construction.

The rear garden is a low-maintenance courtyard that leads to gated rear pedestrian access.

This property is, in our opinion, and ideal investment property or first time buy. Located in a proven rental spot near the centre of Llanelli town, the property could bring in a monthly rental income of £450 per month.

A recently built bilingual primary school, Ysgol Penrhos, and another well-established primary school, Bigyn School are in the vicinity. There are good road links to Trostre, the coast road and Swansea and easy access to Llanelli train station. EER: E 40

## VESTIBULE

Entered via door from front, tiled floor, dado rail, textured and coved ceiling.

## HALLWAY

Frosted window to living room, stairs to first floor with under stairs storage, carpet, dado rail, textured and coved ceiling. Doors to:

## RECEPTION ONE

21'01 x 9'02 (6.43m x 2.79m)  
Double glazed window to front, frosted window to kitchen, fireplace with marble effect hearth, alcove storage, carpet, two radiators, dado rail, textured

and coved ceiling.

## RECEPTION TWO

14'07 x 5'04 (4.45m x 1.63m)  
Brick feature fire surround carpet, radiator, coved ceiling, access to loft. Door to:

## KITCHEN

14'07 x 5'04 (4.45m x 1.63m)  
Fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, space for cooked and washing machine, frosted double glazed window to rear, double glazed door to rear courtyard, vinyl flooring, part tiled walls, plastic roof. Please note that this is a single skinned construction.

## LANDING

Stairs to loft, space for under stairs storage, carpet, radiator. Doors to:

## BEDROOM TWO

10'02 x 6'06 (3.10m x 1.98m)  
Double glazed window to front, laminate flooring, radiator, textured and coved ceiling.

## BEDROOM ONE

13'08 x 8'05 (4.17m x 2.57m)  
Double glazed window to front, carpet, radiator, dado rail, textured and coved ceiling.

## BATHROOM

White suite comprising of bath with shower over and glazed panel, WC, pedestal hand wash basin, built in wall unit. Frosted double glazed window to front, carpet, radiator, dado rail, textured and coved ceiling.

## LOFT ROOM

12'09 x 8'11 plus recess (3.89m x 2.72m plus

Double glazed skylight, eaves storage and saddled ceiling, carpet.

## EXTERNALLY

The rear elevation is a low maintenance concrete garden, with a pedestrian gate to the rear of the property.

## SERVICES

We are advised that all mains services are connected.

## VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail [llanelli@johnfrancis.co.uk](mailto: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 the traffic lights at the end of Murray Street. Take the left on to Station Road and continue along the road until you reach the mini roundabout. Take the first exit at the mini roundabout on to Marsh Street. Immediately after Childsplay Nursery, take a left on to Hick Street and the property will be located on the left hand side, advertised by our For Sale Board.