



37 Ralph Terrace, Llanelli, SA15 2UB

£110,000

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Davies
CRADDOCK

Davies Craddock are pleased to present this three bedroom terraced property in the heart of Llanelli town centre.

This property comes in need of updating however this would not deter investors or first time buyers looking for somewhere to renovate and re-decorate for the purpose of a rental or as an ideal first home to get on the property ladder.

Situated a short walk from an abundance of amenities in the form of shops, pubs, restaurants and other local businesses. Llanelli is fast becoming a popular area for buyers due to upcoming development and investment in the town.

Briefly comprising of two reception rooms, bathroom, "lean to" and kitchen to the ground floor and three bedrooms to the first floor, the property also has an outside enclosed low maintenance courtyard with some mature plantage.

We invite you to view to see the potential of the property which comprises of;

Hallway

UPVC door to fore, radiator, panel walls, carpet, stairs to first floor

Sitting Room

11'5 x 9'8 approx (3.48m x 2.95m approx)
UPVC window to fore, radiator, twin alcove, cupboards housing gas and electric meters, tiled fire surround, carpet

Lounge

12' x 11'3 approx (3.66m x 3.43m approx)
Window to rear, radiator, twin alcove, timber fire surround, carpet, sliding door to kitchen





Kitchen

13'8 x 8'7 approx (4.17m x 2.62m approx)
UPVC window to side, base unit with worktop, single drainer, tiled splashback, storage cupboard, alcove shelving, hatch to roof space, radiator, cushion flooring

Bathroom

UPVC window to rear with obscure glass, three piece coloured suite, radiator, cupboard housing boiler, wall tiling

Lean to

6'6 x 5'7 approx (1.98m x 1.70m approx)
UPVC door and window, cushion flooring

Landing

Window to rear, hatch to roof space

Bedroom One

11'4 x 9'5 approx (3.45m x 2.87m approx)
UPVC window to fore, radiator

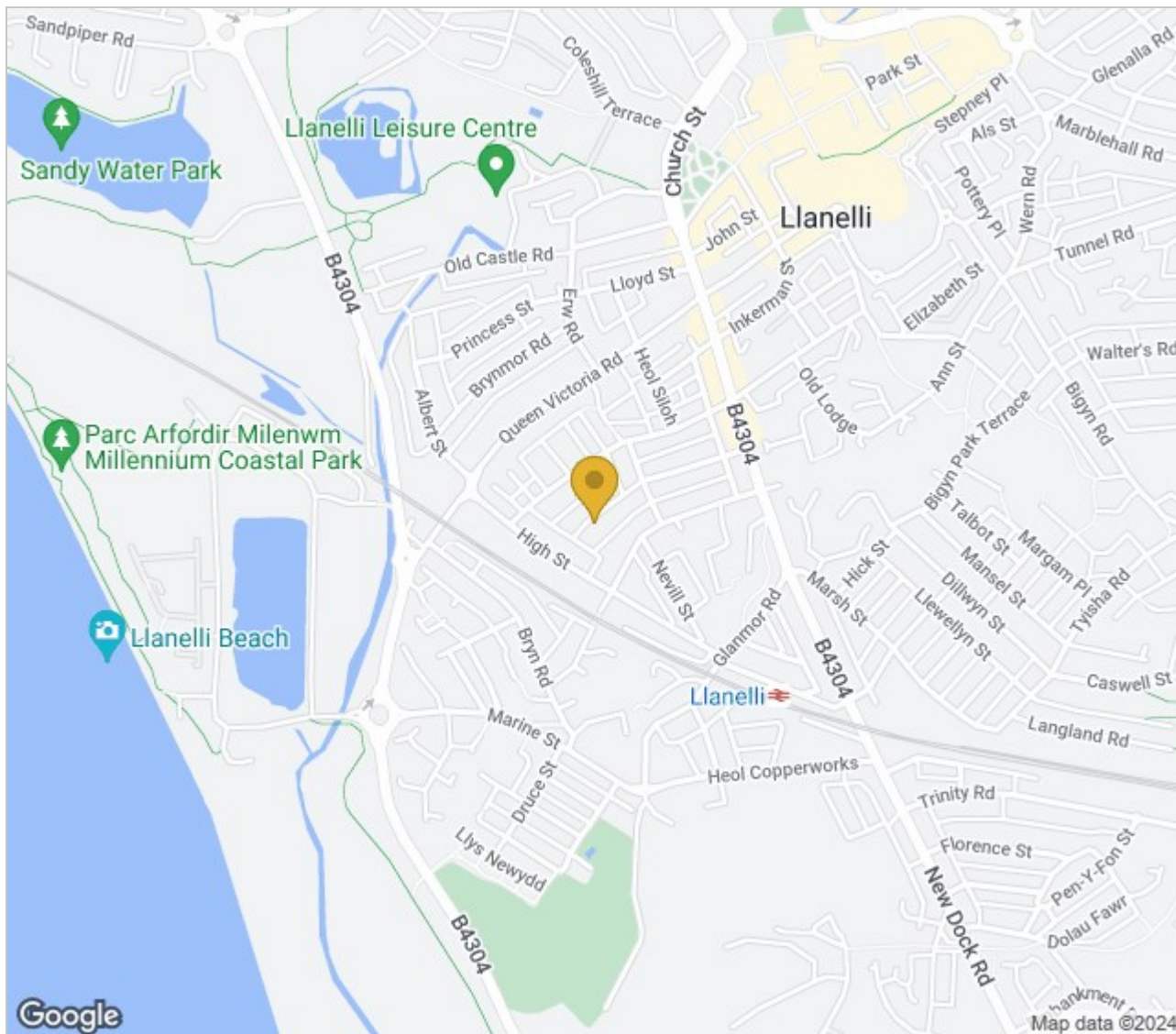
Bedroom Two

9'9 x 9'2 approx (2.97m x 2.79m approx)
UPVC window to rear, radiator


Bedroom Three

9'3 x 6'3 approx (2.82m x 1.91m approx)
UPVC window to fore, radiator





- Terraced
- Three Bedrooms
- Investment Opportunity
- Freehold
- EPC - D
- Approx 81 m2
- Private Garden
- Council Tax B
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 779412

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