



6 Russell Street, Llanelli, SA15 1BH

£99,950

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**Davies**  
CRADDOCK



Davies Craddock are pleased to present an opportunity to purchase this investment property in Russell St, Llanelli.

The property comes in need of renovation and upgrading works however investors, first time buyers and prospective landlords will see the potential this house has.

The property is set in a convenient location with great links to both the seaside and the town centre and a train station close by. Llanelli town centre comes with an abundance of amenities in the form of shops, restaurants and local businesses both walking and driving distance away.

We invite you to view this property to see its potential, the attributes of which comprise of;

### **Entrance**

Door into:

### **Hallway**

Stairs to first floor, laminate flooring, under stairs storage cupboard, radiator.

### **Sitting Room**

11'7 x 9'7 approx (3.53m x 2.92m approx)

Window to fore, laminate flooring, radiator.







### Lounge

12'4 x 9'4 approx (3.76m x 2.84m approx)  
Door to rear, laminate flooring, radiator.

### Kitchen

15'7 x 8'8 approx (4.75m x 2.64m approx)  
Window and door to side, tiled flooring, wall and base units with worktop over, sink and drainer, space for cooker and fridge freezer, radiator.



### Bathroom

8'3 x 8'2 approx (2.51m x 2.49m approx)  
Window to rear, tiled flooring, fully tiled walls, W/C, pedestal wash hand, bath, wall mounted boiler, radiator.

### First Floor Landing

Window to rear, loft access.



### Bedroom One

12'6 x 9'4 approx (3.81m x 2.84m approx)  
Window to fore, radiator.

### Bedroom Two

11' x 9'7 approx (3.35m x 2.92m approx)  
Window to rear, radiator.

### Bedroom Three

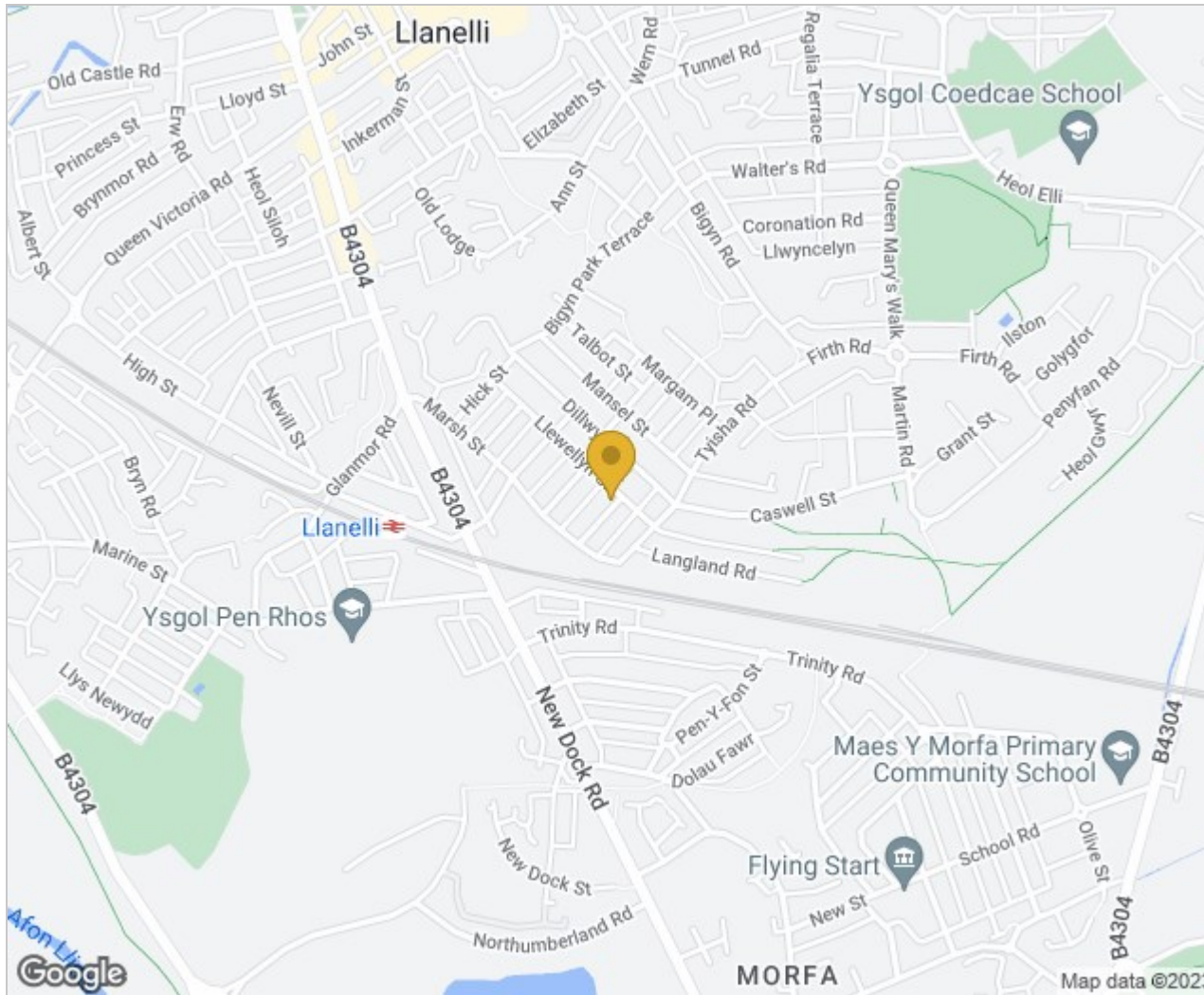
9'4 x 5'7 approx (2.84m x 1.70m approx)  
Window to fore, radiator.

### Externally


Enclosed rear garden.







- Terraced House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Approx 86m2
- Enclosed Rear Garden
- Freehold
- No Chain
- Council Tax-B
- EPC-D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 	

## 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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