



32 Tirgof, Llanelli, SA14 8TR

Offers In The Region Of £115,000

 2  1  1  D



Davies Craddock Estates are pleased to present this fantastic semi-detached two bedroom bungalow with off road parking in the ever-popular Llangennech area on the outskirts of Llanelli. For sale by public auction on 30th May 2024.

Close proximity to the M4, walking distance of local shops and local walks.

The accommodation comprises: modern shower room, separate wc, kitchen, living room, and two bedrooms.

The bungalow has been well maintained over recent years, externally is a low maintenance rear garden and shed, side parking bay and front garden.

The property comprises:

Entrance

Door into:

Hallway

Loft access, radiator.

Lounge

12'6 x 10'4 approx (3.81m x 3.15m approx)

Bay window to fore, feature electric fire,.





Kitchen

10'1 x 8'9 approx (3.07m x 2.67m approx)

Window and door to rear, vinyl flooring, fully tiled walls, wall and base units with worktop over, electric hob and oven with extractor hood over, integrated washing machine, sink and drainer with mixer tap, radiator.



Bedroom One

10'4 x 10'4 approx (3.15m x 3.15m approx)

Window to rear, storage cupboard housing boiler, radiator.

Bedroom Two

8'9 x 7'9 approx (2.67m x 2.36m approx)

Window to fore, radiator.



Shower Room

6'4 x 4'7 approx (1.93m x 1.40m approx)

Window to side. tiled flooring, fully tiled walls, corner shower cubicle, wash hand basin set in vanity unit, radiator.

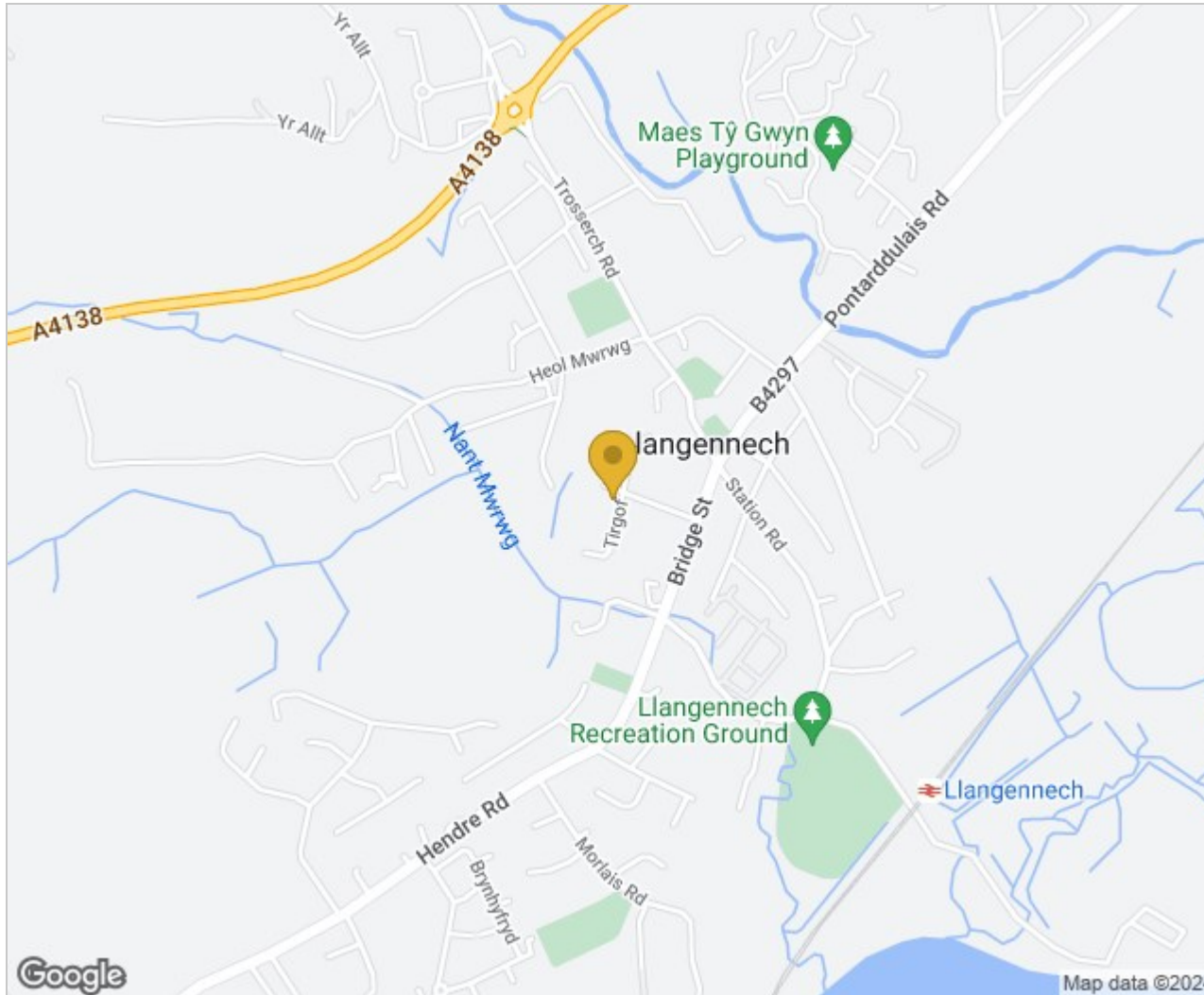
Separate W/C

Window to side, tiled flooring, W/C.

Externally

Enclosed rear garden, paved patio area. Lawned area to fore, off road parking.





- For sale by online auction on 30 May 2024
- Bidding opens at 10:00am and closes from 12:00 noon
- Semi-detached Bungalow
- Two bedrooms
- Approx 48m²
- Off Road Parking
- Freehold
- No Chain
- Council Tax-A
- EPC-D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 779444

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.