

42 Maestir, Llanelli, SA15 3NT £119.995 = 3 = 1 = 1 = C









Davies CRADDOCK

Davies Craddock are pleased to present this three bedroom property in an unique location in Maestir, Llanelli.

The property sits in the Felinfoel area of Llanelli and is an ideal opportunity for a first time buyer.

With great links to the M4 corridor along with close proximity to local businesses, the hospital, schools, shops, restaurants and more; this propertys location makes it ideal for commuters or those looking for a convenient location.

The property comes well presented throughout and needs to be viewed to be appreciated.

Briefly this home comprises of;

Entrance

Door into:

Hallway

Stairs to first floor, under stairs storage cupboard.

Lounge Diner

 $24'6 \times 11'5 \text{ approx } (7.47 \text{m} \times 3.48 \text{m} \text{ approx})$

Window to fore, door to rear, feature fireplace with electric fire, two radiators.





Kitchen

 $8'9 \times 8'8 \text{ approx } (2.67 \text{m} \times 2.64 \text{m} \text{ approx})$

Window and door to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, space for cooker, washing machine and fridge freezer, sink and drainer with mixer tap.

First Floor Landing

Storage cupboard housing boiler, loft access.

Bedroom One

 $12'6 \times 11'7 \text{ approx } (3.81\text{m} \times 3.53\text{m} \text{ approx})$

Window to fore, radiator.

Bedroom Two

 $12'3 \times 11'6 \text{ approx } (3.73 \text{m} \times 3.51 \text{m} \text{ approx})$

Window to rear, radiator.

Bedroom Three

 $8'8 \times 7'8 \text{ approx } (2.64\text{m} \times 2.34\text{m} \text{ approx})$

Window to fore, radiator.

Bathroom

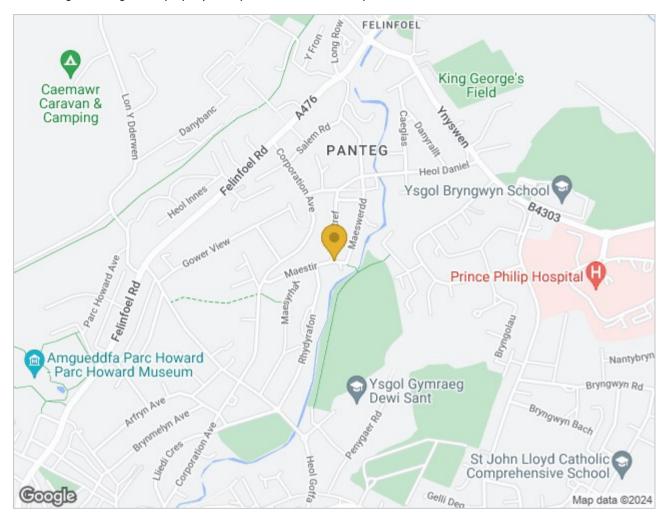
8'3 \times 5'6 approx (2.51m \times 1.68m approx)

Window to rear, fully tiled walls, W/C, pedestal wash hand basin, shower cubicle, radiator.

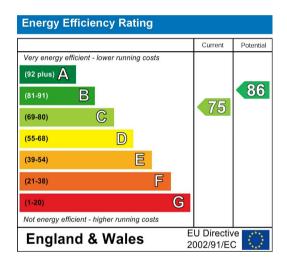
Externally

Enclosed rear garden, outbuilding.

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



- Terraced House
- Three Bedrooms
- Lounge Diner
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Freehold
- No Chain
- Council Tax-B
- EPC-C



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

