



42 Maestir, Llanelli, SA15 3NT

£119,995

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**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 x 11'5 approx (7.47m x 3.48m approx)

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





### **Kitchen**

8'9 x 8'8 approx (2.67m x 2.64m 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 x 11'7 approx (3.81m x 3.53m approx)

Window to fore, radiator.

### **Bedroom Two**

12'3 x 11'6 approx (3.73m x 3.51m approx)

Window to rear, radiator.

### **Bedroom Three**

8'8 x 7'8 approx (2.64m x 2.34m approx)

Window to fore, radiator.

### **Bathroom**

8'3 x 5'6 approx (2.51m x 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</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	

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

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