



66 Culla Road, Kidwelly, SA17 4DA

£225,000

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Davies
CRADDOCK

Davies Craddock are pleased to present for sale this three bedroom semi detached property set in Culla Road, Trimsaran, Llanelli.

This property is set on an ample plot with driveway and garden , with potential for further development for a dwelling (subject to correct planning permissions)

Set a short drive from the town of Llanelli and all associated amenities in the form of shops, restaurants, schools and local businesses, this property is ideally located and also benefits from excellent road links to the M4 corridor.

This property must be viewed so that it's full potential can be appreciated and its attributes comprise of;

Entrance Porch

Door into:

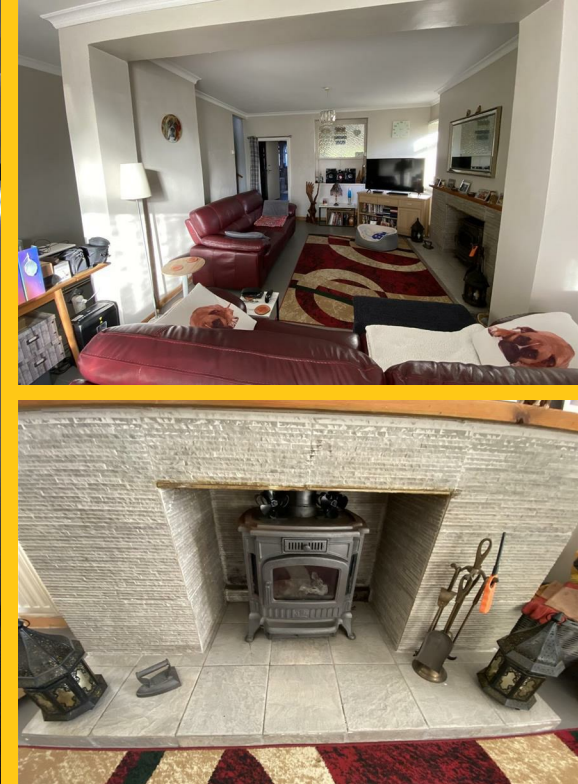
Lounge

22'11" x 16'5" approx (7.01 x 5.01 approx)

Windows to fore and side, tiled flooring, under stairs storage cupboard, stairs to first floor, log burner, radiator.

Inner Hall

Tiled flooring.





Kitchen

14'1" x 9'7" approx (4.30 x 2.93 approx)
Windows to rear and side, tiled flooring, wall and base units with worktop over, space for cooker, washing machine, tumble dryer and fridge freezer, sink drainer with mixer tap, storage cupboard housing boiler, radiator.



Bathroom

8'0" x 5'10" approx (2.45 x 1.80 approx)
Window to rear, tiled flooring, fully tiled walls, W/C, wash hand basin set in vanity unit, bath with shower over, radiator.

First Floor Landing
Loft access.

Bedroom One

14'8" x 8'8" approx (4.49 x 2.66 approx)
Window to fore, radiator.



Bedroom Two

13'6" x 7'11" approx (4.13 x 2.42 approx)
Window to rear, radiator.

Bedroom Three

11'0" x 7'5" approx (3.36 x 2.27 approx)
Window to fore, radiator.

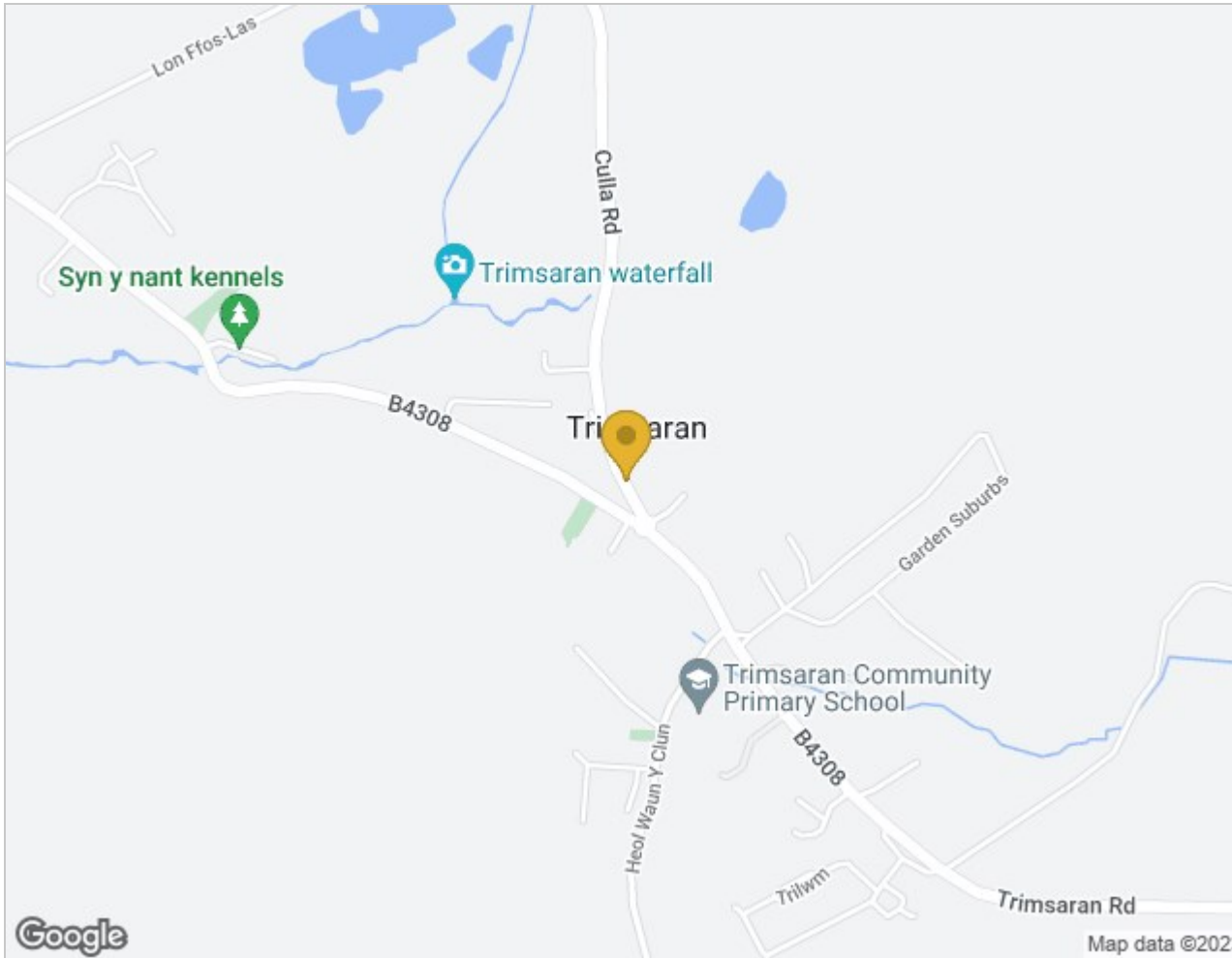


Externally

Enclosed rear garden mainly laid to lawn, decking area, outbuilding, off road parking to side leading to garage.



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



- Semi Detached House
- Three Bedrooms
- Approx 100m2
- Viewing Essential
- Potential Plot Development (Subject To Correct Planning Permissions)
- Enclosed Rear Garden
- Off Road Parking And Garage
- Council Tax-B
- Freehold
- EPC-E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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 fittings 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.