



18 Penallt Terrace, Llanelli, SA15 1HD

£119,995

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Davies
CRADDOCK

Davies Craddock are pleased to present this larger than average Two Bedroom, Mid Terrace property set in Penallt Terrace a popular residential Street in Llanelli.

The property comprises Three Reception Rooms, Kitchen, downstairs Shower Room and Two Bedrooms to the first floor. The rear garden is fully enclosed, mainly laid to lawn and patio with pedestrian rear lane access.

The property offers easy access to local Primary and Secondary Schools, amenities and is walking distance from Llanelli Town Centre and and Trostre Retail Parks. Viewing essential to appreciate.

Please note that the property currently has a tenant in occupation.

The property comprises:

Hallway

Reception Room One

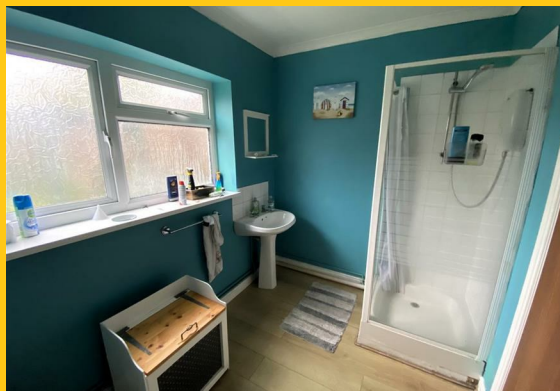
11 x 13'8 (3.35m x 4.17m)

Window to the front, radiator.

Reception Room Two

12'4 x 13'1 (3.76m x 3.99m)

Double doors to the rear, Mantle piece, radiator.





Reception Room Three

14 x 9.6 (4.27m x 2.74m.1.83m)

Window to the side, access to the under stair storage, radiator.

Kitchen

9'4 x 12'4 (2.84m x 3.76m)

Window to the side, fitted with a range of wall and base units with work tops over incorporating stainless steel sink and drainer, cooker point, space for tumble dryer, space for fridge freezer, plumbing for washing machine, breakfast bar, partly tiled walls, laminate flooring, wall mounted boiler, radiator.

Inner Hallway

Door to the side, laminate flooring, loft access.

Shower Room

9'4 x 6'4 (2.84m x 1.93m)

Two obscured windows to the rear, Shower cubicle, W.C, free standing sink with pedestal, laminate flooring, radiator.

First Floor

Window to the rear, loft access.

Bedroom One

13 x 15'2 (3.96m x 4.62m)

Two windows to the front, radiator

Bedroom Two

9' x 9'8 (2.74m x 2.95m)

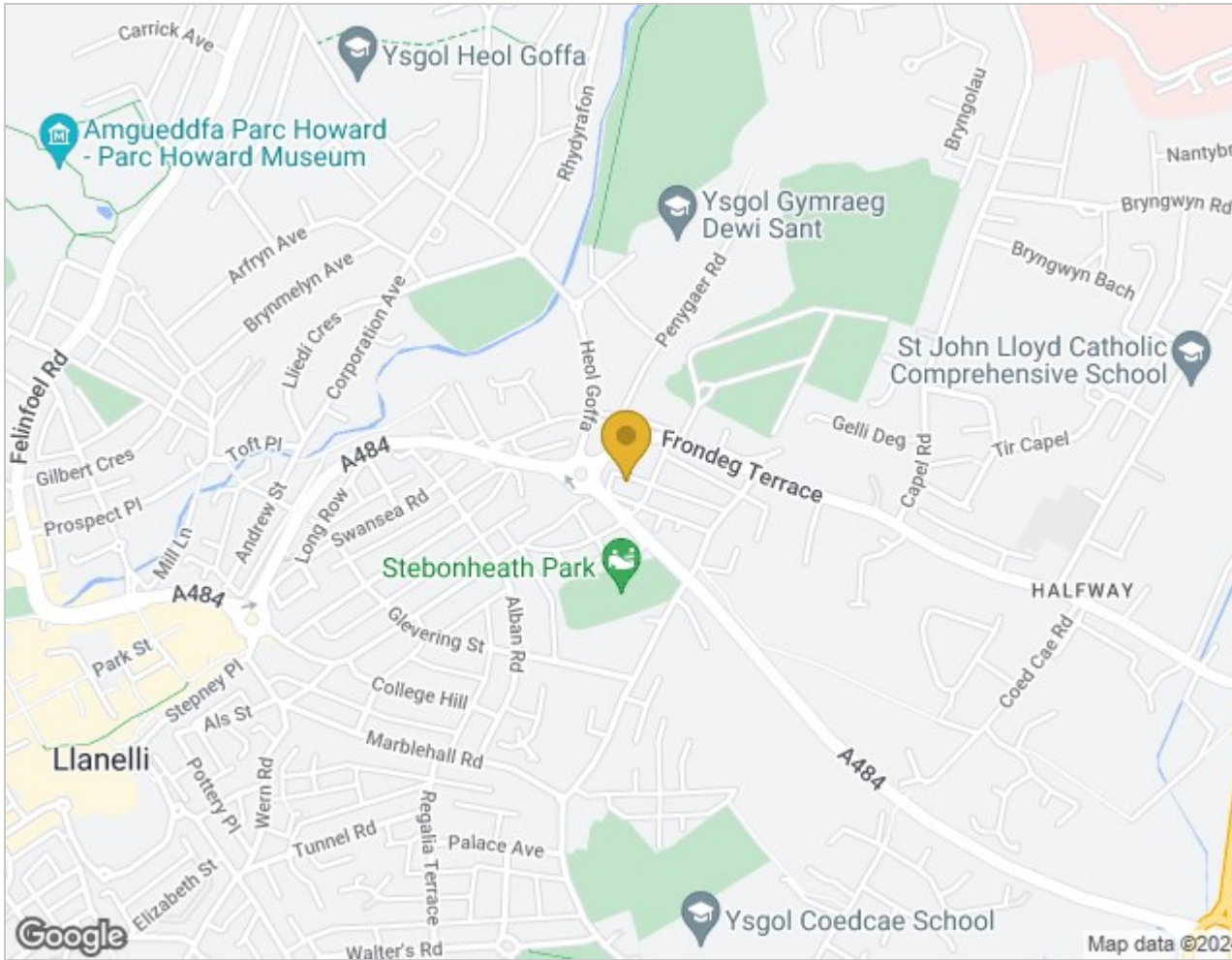
Windows to rear, radiator.

Externally

On site parking to the front.

Enclosed rear garden, mainly laid to lawn with paved areas and pedestrian access to the rear lane.

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



- Mid - Terrace Property
- Two Double Bedrooms
- Three Reception Rooms
- Freehold
- No Onward Chain
- Ideal First Time Purchase
- Walking Distance to Local Schools, Amenities and Trostre Retail Parks
- Total Floor Area 94 m2
- Council Tax Band : B
- EPC Rating : D

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.

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.