



6A and 6B Coldstream Street, Llanelli, SA15 3BH

£179,995



Calling all Investors! We are pleased to present this character filled Detached property having been tastefully converted into two flats. The property is currently fully let with long term tenants. The property is within walking distance of local schools, the town centre and local amenities.

The flats currently comprise, Ground floor flat - Lounge, Kitchen / Breakfast Room, Bathroom and Double bedroom, the ground floor also benefits from use of the garden that is mainly laid to lawn with storage sheds. The Upper floor flat comprises Hallway, Landing, Kitchen, Bathroom and a Double Bedroom with a Further Bedroom to Second Floor.

The property further comprises:

Bottom Floor Flat

Entrance

Kitchen / Breakfast

9'11" x 14'7" (3.03 x 4.45)

fitted with a range of wall and base units with work tops over incorporating stainless steel sink and drainer with four ring gas hob and electric oven with extractor hood, partly tiled walls, tiled flooring, partly tiled walls, space for fridge freezer, plumbing for washing machine, loft access, smoke alarm, window to the side, door to the side, radiator.

Lounge

17'4" x 12'4" (5.30 x 3.78)

Door to the side, window to the rear, storage cupboard, smoke alarm, radiator.

Bedroom One

16'4" x 16'0" (4.99 x 4.88)

Box bay window to the front, smoke alarm, radiator.

Bathroom

10'9" x 7'10" (3.28 x 2.39)

Obscured window to the side, bath with shower over and screen, partly tiled walls, W.C, pedestal wash hand basin, Tiled flooring, partly tiled walls, extractor fan, radiator.





Top floor Flat

Entrance

Door into:

Vestibule

Ornate mosaic flooring, door into:

Hallway

Exposed wooden floor boards, stair case to the first floor, radiator

First floor landing

Stair case to the second floor, window to the rear, radiator, smoke alarm

Kitchen / Breakfast

12'1" x 9'4" (3.69 x 2.85)

Fitted with a range of wall and base units with worktops over incorporating stainless steel sink and drainer with four ring gas hob and oven with extractor hood, space for breakfast table, plumbing for washing machine, space for fridge freezer, window to rear, smoke alarm, radiator.

Lounge

16'2" x 15'11" (4.93 x 4.86)

Bay window to the front, feature fire place, radiator

Bedroom Two

11'11" x 9'2" (3.64 x 2.81)

Window to the front, Tv point, radiator

Bathroom

7'9" x 9'10" (2.38 x 3.02)

Obscured window to the rear, bath with shower hose and screen, partly tiled walls, tiled flooring, W.C, pedestal wash hand basin, radiator

Second floor

Door into:

Bedroom One

25'5" x 12'9" (7.76 x 3.89)

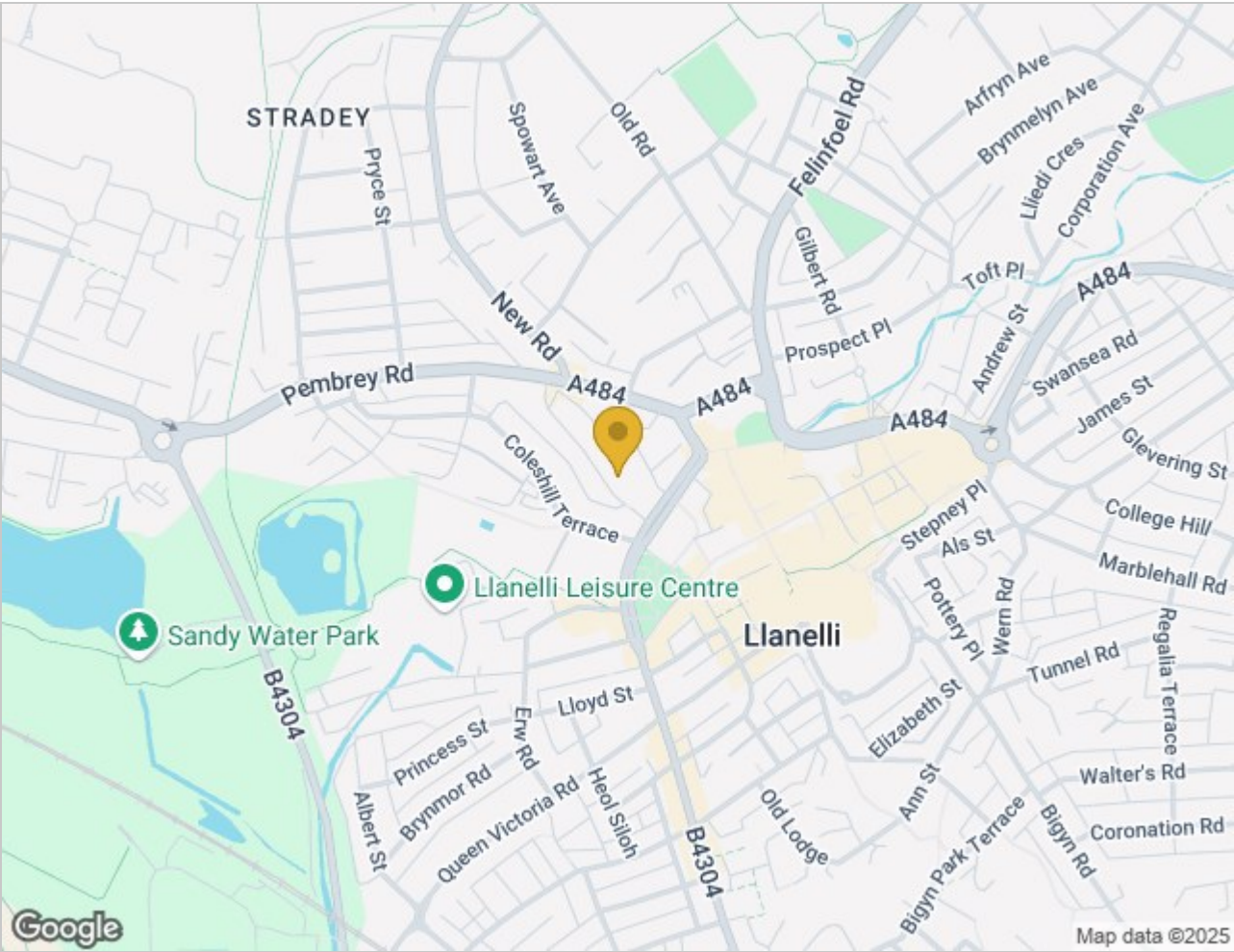
Two velux windows to the front, velux window to the rear, radiator..

Externally

Allocated usage for the ground floor flat, pedestrian side access, mainly laid to lawn with patio area and two block built storage sheds.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi - Detached Property
- Converted into Two Flats
- Three Bedrooms in total
- Fully occupied property
- Walking Distance to Town Centre
- No Chain
- EPC Rating D
- Council Tax Band TBC
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 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.

