



53 Glenalla Road, Llanelli, SA15 1EF

£154,995

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Davies
CRADDOCK

Davies Craddock are pleased to present this Three Bedroom, Mid Terrace Town House, with Three Reception Rooms and Garage in Glenalla Road, Llanelli.

Suitable for investors and families alike, this property offers, character and space with some sympathetic updating required to turn this well loved house into a home. Set within this popular and well regarded street, just a short walking distance to the new Eastgate Development, local schools and further amenities.

The property benefits from Entrance, Hallway, Lounge, Sitting Room, Dining Room, Kitchen, Utility Room and a Shower Room with the Three Bedroom and Family Bathroom to be found on the First floor.

The property further comprises:

Entrance

Door into:

Hallway

Stairs to first floor, laminate flooring, under stairs storage cupboard, radiator.

Lounge

24'8" x 13'3" approx (7.52 x 4.04 approx)

Bay window to fore, feature fireplace, two radiators, opening to:

Study

11'8" x 5'2" approx (3.56 x 1.58 approx)

Skylight, door into:

Shower Room

7'4" x 5'2" approx (2.24 x 1.60 approx)

Skylight, vinyl flooring, partly tiled walls, W/C, pedestal wash hand basin, shower cubicle.





Sitting/Dining Room

17'1" x 10'5" approx (5.22 x 3.18 approx)
Built in storage cupboards, feature fireplace, radiator.



Kitchen

12'7" x 10'5" approx (3.85 x 3.20 approx)
Patio doors to rear, tiled flooring, wall and base units with worktop over, space for cooker, fridge freezer, sink and drainer with mixer tap.



Utility Room

5'6" x 5'1" approx (1.70 x 1.57 approx)
Door to rear, wall and base unit with worktop over, wall mounted boiler.

First Floor Landing

Split landing, storage cupboard, loft access.

Bedroom One

16'6" x 11'1" approx (5.03 x 3.39 approx)
Two windows to fore, fitted wardrobes.

Bedroom Two

11'11" x 10'3" approx (3.64 x 3.14 approx)
Window to rear, radiator.

Bedroom Three

10'5" x 9'6" approx (3.18 x 2.91 approx)
Window to rear, radiator.

Bathroom

7'6" x 6'4" approx (2.31 x 1.95 approx)
Window to side, W/C, pedestal wash hand basin, bath with shower over, storage cupboards.

Externally

Enclosed tiered rear garden
Garage (not inspected).



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



- Mid Terrace, Georgian Town House
- Three Bedrooms
- Three Reception Rooms
- Utility Room
- Rear lane access and Garage
- Freehold
- No Chain
- Council Tax Band C
- EPC Rating - D
- Approx 139m2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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.