



49 Andrew Street, Llanelli, SA15 3YW

£125,000

 4  1  2  E

Davies
CRADDOCK

An opportunity to purchase a Four Bedroom Mid Terrace property in Andrew Street, Llanelli. This larger than average mid terrace property, set within walking distance of local schools, amenities and Llanelli Town Centre and could benefit from some sympathetic updating.

This property is situated on a terraced street with permit parking, as you step inside you are greeted by a generous entrance hall with double doors leading in to the dual aspect lounge. There is a further reception room and kitchen to the down floor with the garden accessed via the back door in the kitchen. To the First floor there are Four Bedroom (two doubles and two single rooms) and a family bathroom with a separate shower and bath. Externally there is a low maintenance garden to rear mainly laid to patio with decked area and vehicular rear lane and a hard standing.

Offered with no chain, the property is a must view to appreciate its size and comprises:

Entrance

Door into:

Hallway

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

Lounge

23'4" x 10'9" approx (7.13 x 3.29 approx)

Windows to fore and rear, laminate flooring, two radiators.

Sitting Room

14'3" x 10'0" approx (4.35 x 3.05 approx)

Window to side, laminate flooring, feature fireplace with surround, radiator.





Kitchen

10'4" x 12'10" approx (3.15 x 3.93 approx)

Window to rear, door to side, laminate flooring, wall and base units with worktop over, space for cooker, washing machine and fridge freezer, sink and drainer with mixer tap, partly tiled walls, radiator.

First Floor Landing

Split landing, loft access, radiator.



Bedroom One

11'9" x 10'2" approx (3.60 x 3.12 approx)
Window to fore, laminate flooring, radiator.

Bedroom Two

11'2" x 10'1" approx (3.41 x 3.09 approx)
Window to rear, radiator.

Bedroom Three

8'4" x 6'8" approx (2.56 x 2.05 approx)
Window to fore, laminate flooring, radiator.

Bedroom Four

7'3" x 6'9" approx (2.21 x 2.06 approx)
Window to side.

Bathroom

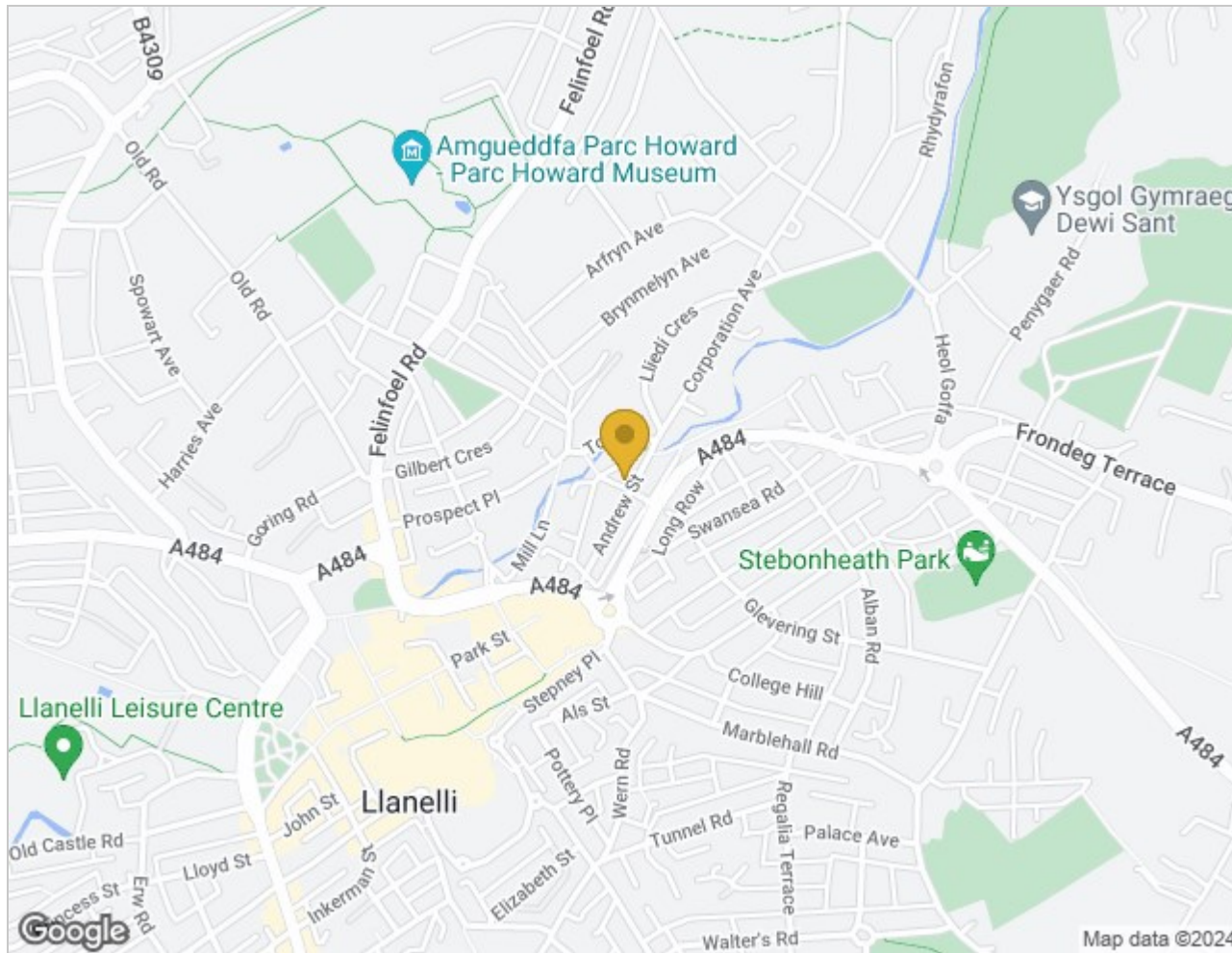
9'11" x 7'4" approx (3.03 x 2.24 approx)
Window to side and to fore, vinyl flooring, fully tiled walls, W/c, pedestal wash hand basin, bath with shower over, storage cupboard, radiator.

Externally

Enclosed rear garden, paved patio area, off road parking to rear.



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



- No Onward Chain
- Four Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Walking Distance to local schools and the Town Centre
- Rear Lane Access with hard standing
- Council Tax Band B
- EPC Rating E
- Freehold
- Approx M2 - TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.

