



16 Pemberton Road, Llanelli, SA14 9BG

£135,000

 3  1  1  E

**Davies**  
CRADDOCK

Presenting to the market for sale this Three Bedroom End Terrace property on Pemberton Road, Llanelli.

The property is located within walking distance of the ever popular retail parks of 'Pemberton' and 'Trostre' along with providing excellent access to local amenities, within good proximity to the M4 junction, this property is exceptionally located.

The property comprises, Entrance, Hallway, dual aspect Lounge / diner, with a light Kitchen / Breakfast Room, to the first floor there are three bedrooms (two being double rooms) and a spacious Shower room.

Externally there is a fully enclosed garden mainly laid to lawn with patio area and pedestrian access to the side.

The property further comprises:

**Entrance**

Door into:

**Hallway**

Stair case to the first floor with under stair storage, smoke alarm, radiator.

**Lounge / Diner**

12'1" x 22'3" (3.70 x 6.79)

Windows to the front and rear, part laminate flooring, gas fire, radiator.





### **Kitchen / Breakfast Room**

9'5" x 13'11" (2.89 x 4.25)

Fitted with a range of wall and base units with work tops over incorporating sink and drainer, freestanding cooker with four ring hob, space for fridge freezer, space for breakfast table, space for tumble dryer, plumbing for washing machine, tiled flooring, partly tiled walls, windows to the rear and side, door to the side, radiator.

### **First Floor**

#### **Landing**

Split level landing, loft access, smoke alarm.

#### **Bedroom One**

9'7" x 13'11" (2.94 x 4.26)

Window to the side, radiator

#### **Bedroom Two**

9'8" x 13'0" (2.95 x 3.97)

Window to the front, radiator.

#### **Bedroom Three**

5'11" x 10'7" (1.81 x 3.23)

Window to the front, radiator.

#### **Shower Room**

9'4" x 8'1" (2.86 x 2.48)

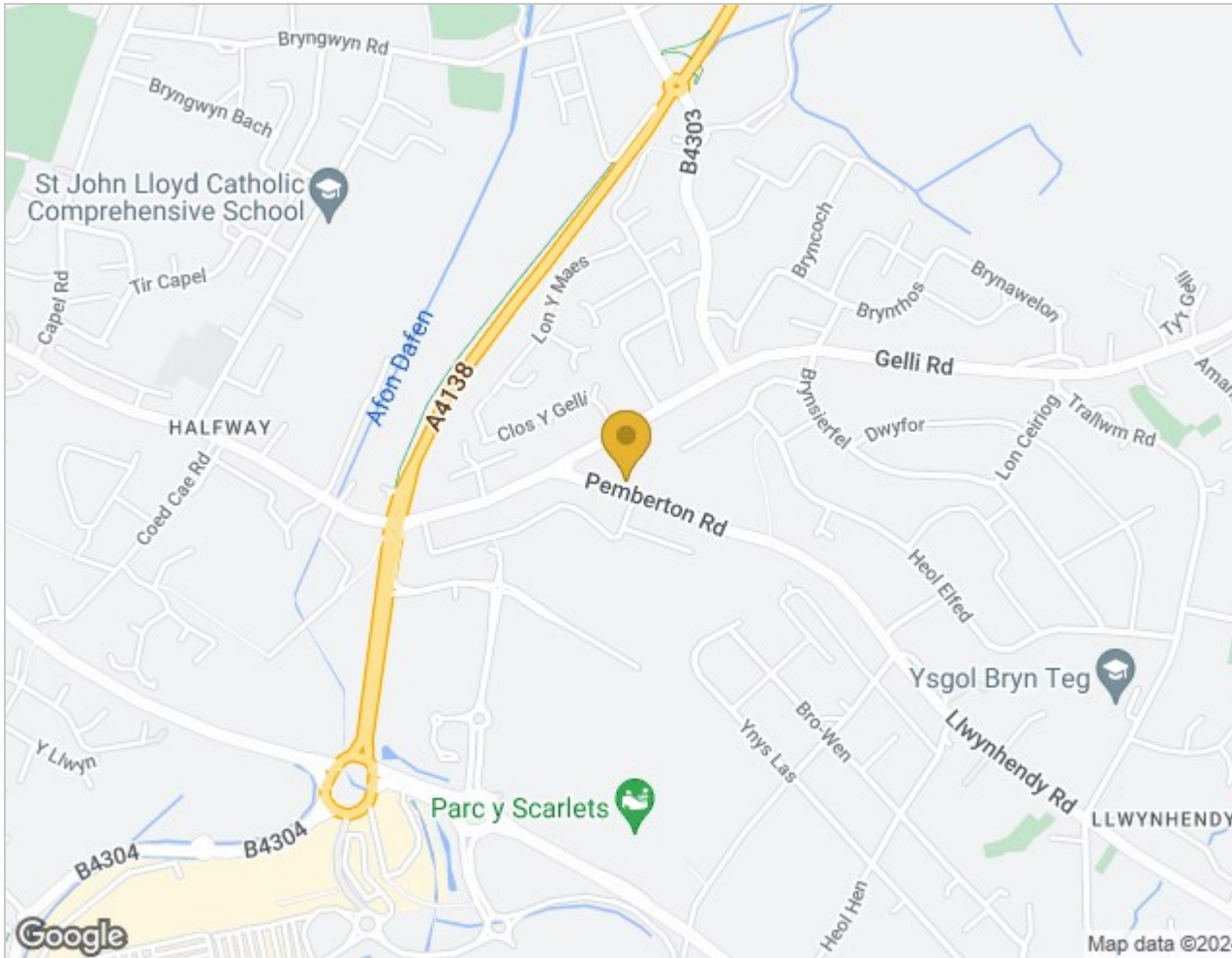
Obscured window to the rear, double shower enclosure, W.C, pedestal wash hand basin, tiled flooring, fully tiled walls, airing cupboard housing 'ideal' boiler, radiator

#### **Externally**

Fully enclosed rear garden, mainly laid to lawn with patio area, pedestrian access to the side.



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



- End Terrace Property
- Three Bedrooms
- Excellent access to amenities
- Gas central heating
- Mains electricity, water and drainage
- EPC Rating E
- Approx square meters TBC
- Council Tax Band B ( APRIL 24 )
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.