



5 Park Crescent, Llanelli, SA15 3AE

£215,000

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Davies
CRADDOCK

We have pleasure in presenting to the market this character filled, Four Bedroom, town house set in the heart of Llanelli Town Centre.

The property is packed with character and charm, set in a convenient spot with views overlooking peoples park and a stone throw away from the Leisure Centre, Local Doctors surgery and a short walk to the Town Centre.

The property comprises, Entrance, Vestibule, Hallway opening into Lounge with archway into Dining Room, Sitting Room, Kitchen / Breakfast Room. Inner Hallway, Washroom with Four Bedrooms and Family Bathroom to the First floor. Externally there is a courtyard garden with pedestrian access to the rear lane.

The property further comprises:

Entrance

Door into:

Vestibule

Laminate flooring, Door into:

Hallway

Stair case to the first floor, laminate flooring, radiator, opening into:

Lounge

13'9" x 16'9" (4.20 x 5.11)

Window to the rear, laminate flooring, feature fireplace with brick surround, ornate coving, archway into dining room, radiator.

Sitting Room

11'9" x 16'6" (to bay) (3.59 x 5.03 (to bay))

Box bay window to the front, laminate flooring, radiator.





Dinning Room

16'0" x 10'2" (4.88 x 3.12)

Window to the side, laminate flooring, radiator, door into:

Kitchen

10'2" x 10'7" (3.12 x 3.24)

Fitted with a range of wall and base units with work tops over incorporating a one and a half sink and drainer, integrated four ring hob with cooker, space for breakfast table, tiled flooring, partly tiled walls, window to the side, door into:

Inner Hall

Door to the side, tiled flooring, space for fridge freezer, door into:

Washroom

3'3".219'9" x 4'9" (1.67 x 1.45)

Obscured window to the rear, W.C, pedestal wash hand basin, tiled flooring, storage cupboard with sliding doors housing 'Baxi' boiler shelving and plumbing for washing machine, loft access, fully tiled walls, radiator.

First Floor

Split level landing, storage cupboard, loft access.

Bedroom One

17'8" (to bay) x 10'7" (5.41 (to bay) x 3.23)

Box bay window to the front, radiator

Bedroom Two

12'9" x 10'5" (3.89 x 3.19)

Tilt and turn window to the rear, radiator.

Bedroom Three

9'7" x 10'2" (2.93 x 3.11)

Windows to the rear and side, radiator

Bedroom Four

9'10" x 6'5" (3.02 x 1.98)

Window to the front, radiator

Bathroom

6'10" x 6'2" (2.10 x 1.88)

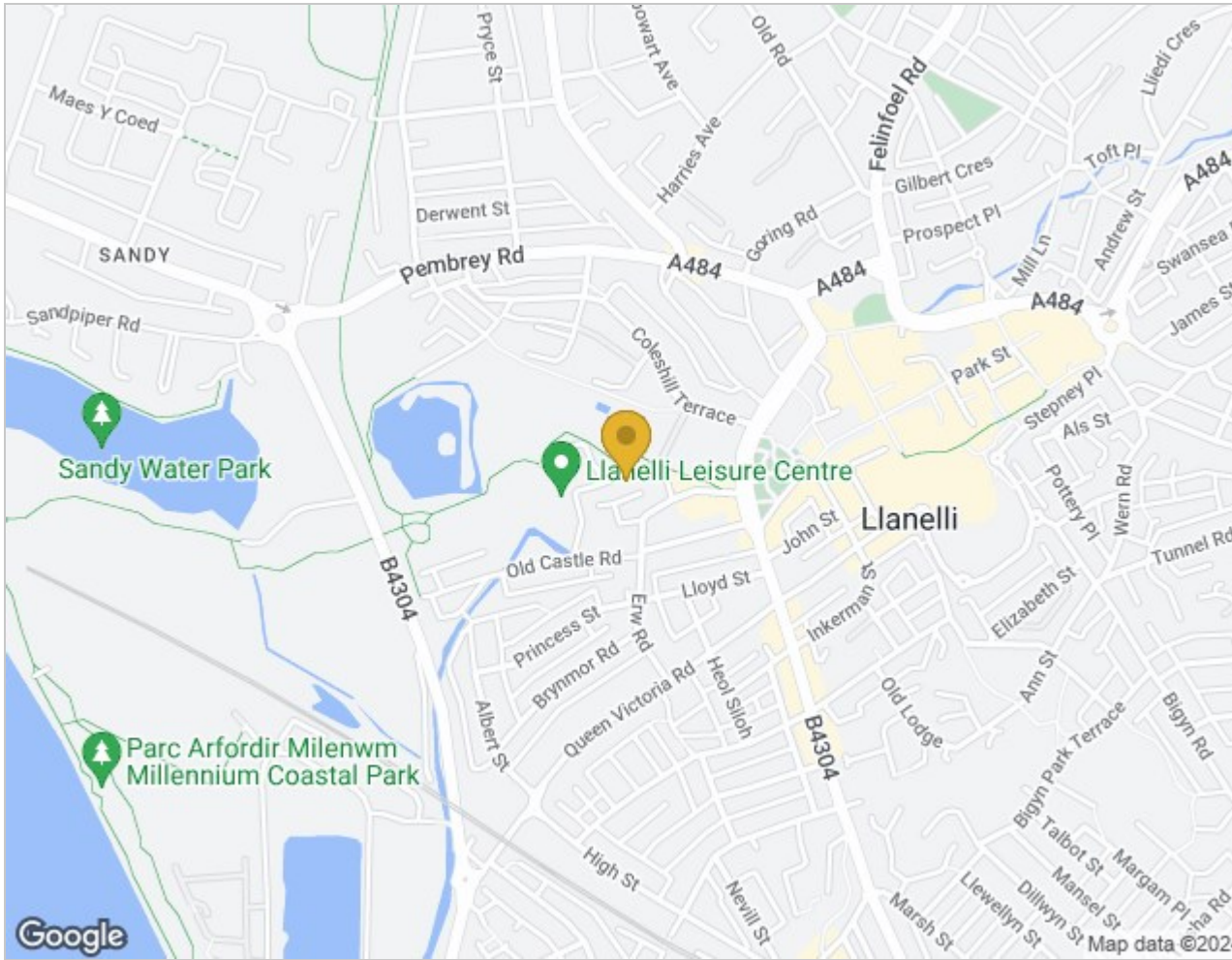
Sliding door, panelled bath with over head shower hose and screen, obscured window to the side, vinyl flooring, W.C, pedestal wash hand basin, fully tiled walls, radiator.

Externally

Court yard to the front with an enclosed rear garden with pedestrian rear lane access and parking available in the rear lane.



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



- Four Bedroom Townhouse
- Three Reception Rooms
- Adjacent to 'Peoples Park'
- Permit Parking to the Front of the property
- Walking Distance to Local Amenities
- EPC - D
- Council Tax Band - D (July 24)
- Freehold
- Approx 134 m2
- Mains Gas , Water, Electricity & Drainage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(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.