



87A Corporation Avenue, Llanelli, SA15 3NN

£139,950

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Davies Craddock are pleased to present for sale this Three Bedroom Semi-Detached House in the popular location of Llanerch.

This well loved family home is set in a desirable location due to its excellent links to the M4 corridor as well as the town centre and all related amenities in the form of shops, local businesses, restaurants and schools. Llanelli itself has fast become a desirable area to live due to its seaside location along with investment in the area currently drawing both businesses and more residents to the area.

The house benefits from three bedrooms, an upstairs bathroom and a low maintenance enclosed and private garden making it an ideal family home or first time purchase.

Entrance

Door into:

Hallway

Stairs to first floor, window to rear, under stairs storage cupboard, radiator.

Lounge

22'7" x 12'7" approx (6.90 x 3.86 approx)

Two windows to fore, feature fireplace, radiator.





Kitchen

12'6" x 6'11" approx (3.82 x 2.11 approx)

Two windows and door to rear, vinyl flooring, wall units, sink and drainer, space for cooker and fridge freezer, storage cupboard.

First Floor Landing

Window to rear, storage cupboard housing boiler.

Bedroom One

12'7" x 9'6" approx (3.86 x 2.90 approx)

Window to fore, radiator.

Bedroom Two

13'6" x 9'7" approx (4.14 x 2.93 approx)

Window to fore, built in storage cupboard, radiator.

Bedroom Three

9'3" x 6'11" approx (2.84 x 2.12 approx)

Window to side, built in storage cupboard.

Bathroom

9'6" x 6'2" approx (2.92 x 1.88 approx)

Window to rear, vinyl flooring, W/C, pedestal wash hand basin, bath with shower over, partly tiled walls, radiator.

Externally

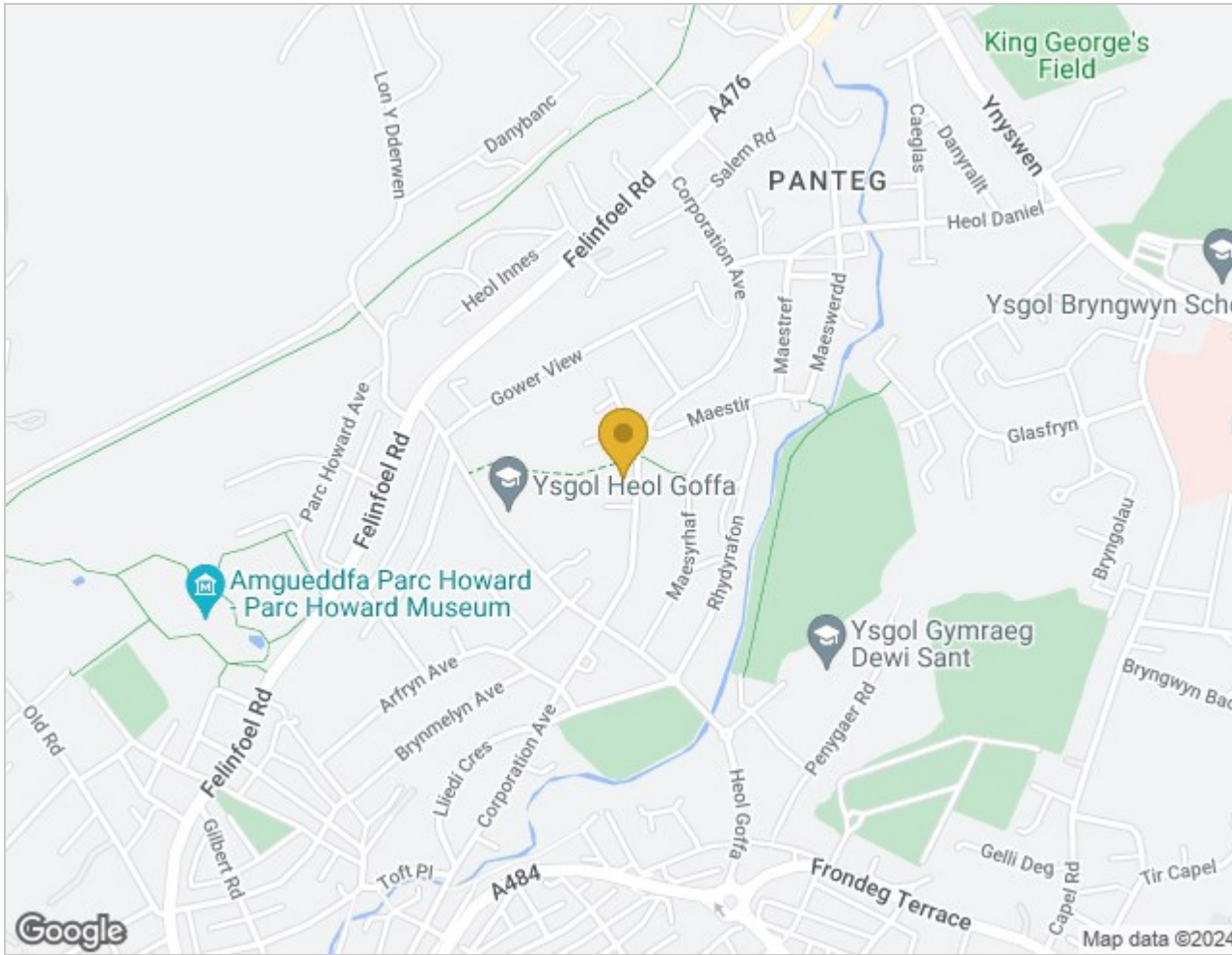
Lawned area to fore.

Enclosed rear garden mainly laid to lawn.


Garage (not inspected)



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



- Semi-Detached
- Three Bedrooms
- Freehold
- Approx 84 m2
- Ideal First Time Purchase
- Mains Gas, Electric, Water and Drainage
- Garage
- EPC- D
- No Chain
- Council Tax-B (July 24)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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.

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