



57 Coronation Road, Llanelli, SA15 1PD

£159,500

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Davies Craddock are pleased and proud to present this recently renovated, Two/Three Bedroom Semi Detached Family Home set in Coronation Road, Llanelli.

Well presented this property also benefits from, Family Bathroom and Shower room making this an ideal purchase for First time buyers, professionals and families alike.

Set within easy access of local schools, amenities, the Town Centre and Trostre Retail parks. Further benefitting from no onward chain, this property is ready to welcome it's new owners!

The property further comprises:

Entrance Porch

Door into:

Hallway

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

Lounge

13'2 x 10'3 approx (4.01m x 3.12m approx)

Box bay window to fore, vinyl click flooring, radiator.

Kitchen Diner

16'5 x 11'5 approx (5.00m x 3.48m approx)

Vinyl click flooring, partly tiled walls, wall and base units with worktop over, space for cooker, fridge freezer and dishwasher, sink and drainer with mixer tap, storage cupboard housing boiler, radiator.





Sun Room

9'6 x 8'3 approx (2.90m x 2.51m approx)
Velux window, French doors to rear, window to side, radiator, storage cupboard with space for washing machine and tumble dryer.

Wet Room

5'5 x 4'5 approx (1.65m x 1.35m approx)
Fully tiled walls, W/C, wash hand basin set in vanity unit, shower, radiator.

Bedroom One

8'7 x 8'4 approx (2.62m x 2.54m approx)
Two windows to rear, radiator.

First floor Landing

Loft access.

Bedroom Two

13'1 x 10'2 approx (3.99m x 3.10m approx)
Window to fore, built in wardrobe, radiator.

Bedroom Three

11'6 x 8'9 approx (3.51m x 2.67m approx)
Window to rear, built in wardrobes, radiator.

Bathroom

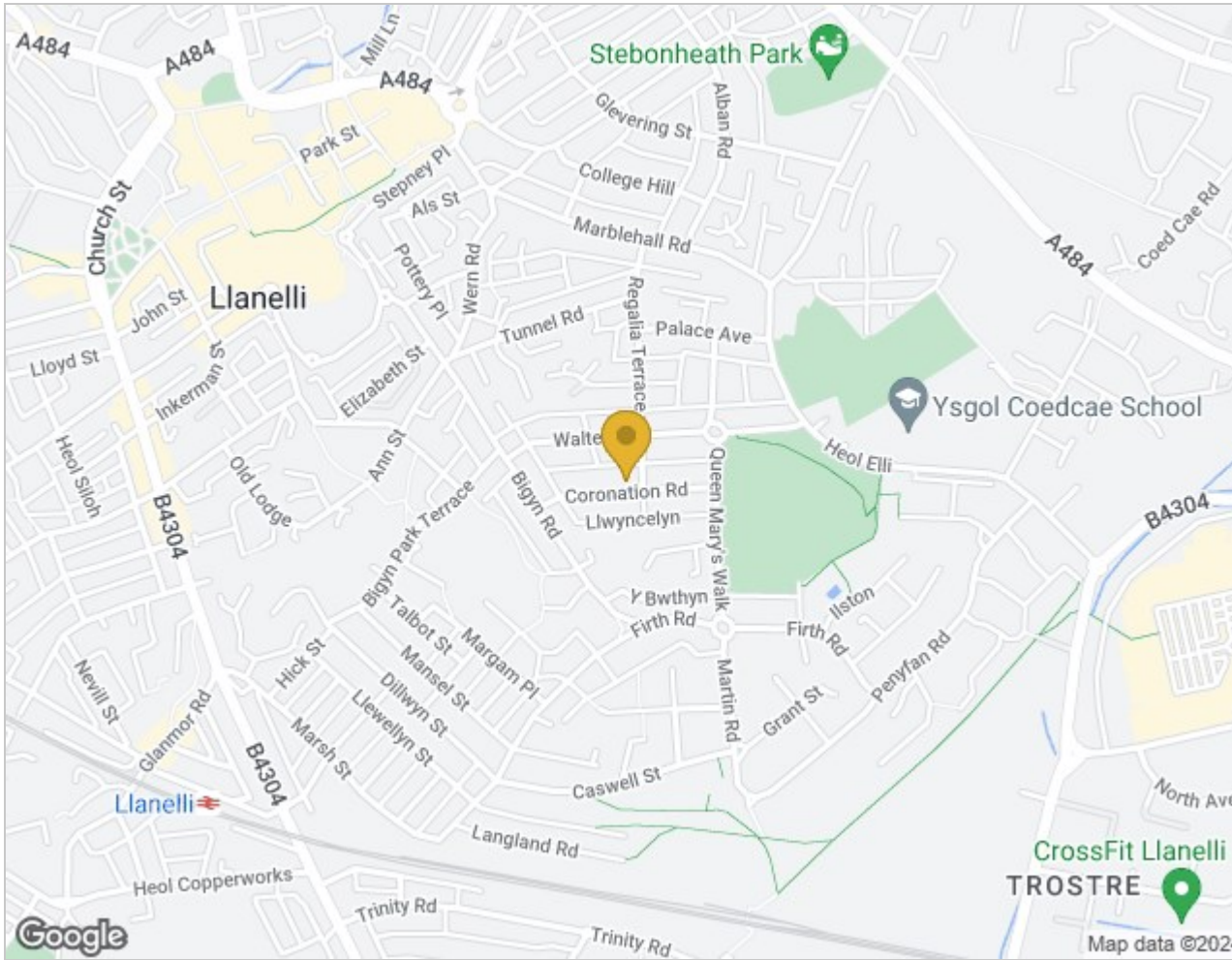
8'5 x 6'8 approx (2.57m x 2.03m approx)
Window to rear, fully tiled walls, W/C, wash hand basin set in vanity unit, bath with shower over, radiator.

Externally

Enclosed rear garden, paved patio area, lawned area, 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 (One To The Ground Floor)
- Lounge and Sun Room
- Open Plan Kitchen With Dining Area
- Family Bathroom and Shower Room
- Recently Renovated
- Close to local Schools, Town Centre and Trostre Retail Park
- Council Tax-C (July 24)
- Freehold
- EPC-E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	42	
(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.

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