

15 New Road, Llanelli, SA14 8LS £125.000















Welcome to this charming terraced cottage located on New Road in the village of Dafen, Llanelli. This property boasts three bedrooms, perfect for a growing family or those in need of a home office space.

As you step inside, you'll be greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The kitchen diner offers a wonderful space leading to the family bathroom, to the first floor there are three bedrooms. Externally the property boasts a deceptively spacious garden with a gated entrance to the front of the property.

Although this property needs some updating work, it presents a fantastic opportunity for a sympathetic update.

The property comes with no onward chain and comprises

Entrance Porch

Door into:

Hallway

Stairs to first floor.

Sitting Room

12'10" \times 9'4" approx (3.92 \times 2.86 approx) Window to fore, radiator.

























Lounge

12'8" x 9'11" approx (3.88 x 3.04 approx) Window to fore, radiator.

Kitchen

 $15'10" \times 15'5"$ approx (4.85×4.70)

approx)

Window and door to rear, wall and base units with worktop over, space for cooker, fridge and freezer, sink with double drainer, partly tiled walls, under stairs storage cupboard.

Bathroom

7'5" x 6'11" approx (2.27 x 2.12 approx) Window to rear, tiled and Respatex walls, W/C, pedestal wash hand basin, shower.

Separate Shower Room

Tiled walls, pedestal wash hand basin, shower cubicle.

First Floor Landing

Split landing, loft access.

Bedroom One

 $12'9" \times 10'5"$ approx (3.90 x 3.18 approx) Window to fore, radiator.

Bedroom Two

12'9" x 11'11" approx (3.91 x 3.65

approx)

Window to fore, laminate flooring, radiator.

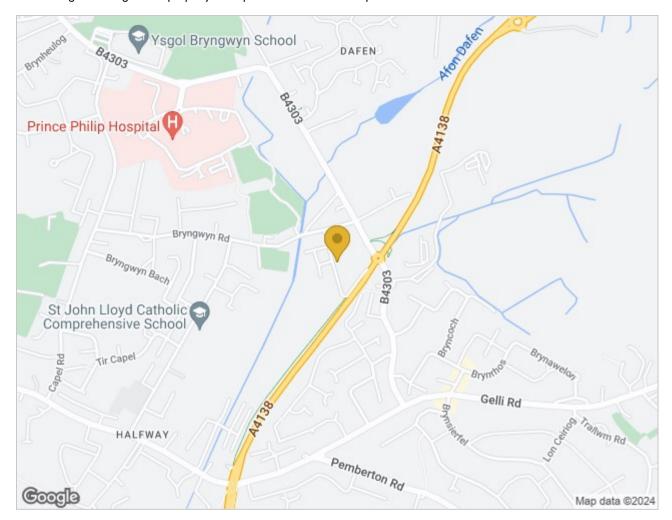
Bedroom Three

17'9" x 8'4" approx (5.42 x 2.56 approx) Window to rear, built in storage cupboards, radiator.

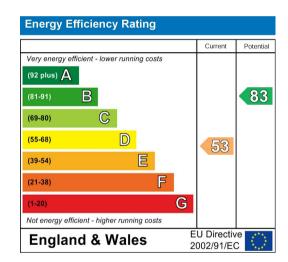
Externally

Enclosed rear garden mainly laid to lawn.

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



- Terraced Cottage
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen Diner
- Enclosed rear Garden
- Convenient Location
- EPC-E
- Mains Gas, Electricity Water & Drainage
- Council Tax C (may 2024)
- Freehold



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 firms 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 fitments 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 buver is advised to obtain verification from their solicitor or surveyor.

