



15 New Road, Llanelli, SA14 8LS

£125,000

 3  1  2  E



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" x 9'4" approx (3.92 x 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" x 15'5" approx (4.85 x 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" x 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	53	
(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.

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