



20 Railway Place, Llanelli, SA15 2PW

£139,950

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Davies Craddock are pleased to present this Two Bedroom End Terrace property in Railway Place, Llanelli.

This cosy, well presented property is close to the local schools and amenities with Llanelli Town Centre just a 10 minute walk away.

The property is situated a stones throw from the Millennium Coastal Path and Llanelli Beach, making it a great location for those who love the outdoors and being by the sea.

Ideal for a small family or first time buyers.

The property needs to be seen to understand its full potential and briefly comprises of ;

Entrance

Door into:

Hallway

Tiled flooring, radiator.

Sitting Room

15'1" x 11'10" approx (4.62 x 3.61 approx)

Window to fore, laminate flooring, feature fireplace, two radiators.





Lounge

11'8" x 8'3" approx (3.56 x 2.54 approx)

Window to side, laminate flooring, feature fireplace, stairs to first floor, radiator.

Kitchen

13'10" x 7'8" approx (4.23 x 2.36 approx)

Window to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, gas hob and electric oven with extractor hood over, space for washing machine, sink and drainer with mixer tap, wall mounted boiler, storage cupboard, radiator.

Bathroom

Two windows to rear, bath with shower, pedestal wash hand basin, radiator, door to separate W/C.

First Floor Landing

Window to rear, loft access.

Bedroom One

14'4" x 11'1" approx (4.37 x 3.38 approx)

Window to fore, built in wardrobes, storage cupboard, radiator.

Bedroom Two

9'1" x 6'10" approx (2.77 x 2.09 approx)

Window to rear, storage cupboard, radiator.

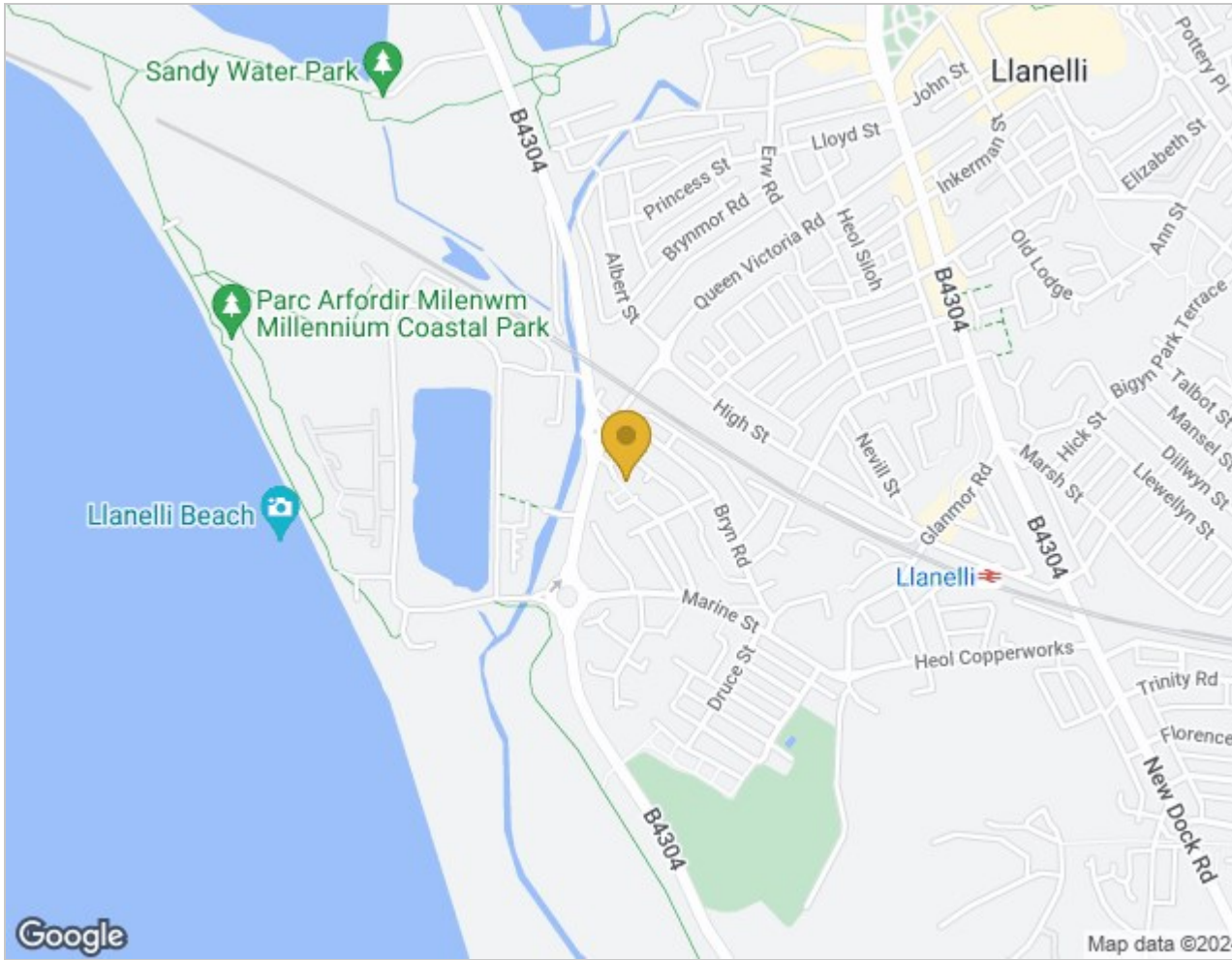
Externally

Enclosed rear garden with paved patio area, steps leading to :

Garage



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



- End of Terrace
- Two Bedroom
- EPC - D
- Approx. m2 - 102m2
- Council Tax - B (August 2024)
- Mains Gas, Electric, Water & Drainage
- Ideal First Home
- Viewing Essential
- Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(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.