



36 Pemberton Street, Llanelli, SA15 2RB

Auction Guide £70,000

 3  2  2  E



***Auction Property ***

Davies Craddock Estates are pleased to present to market this THREE / FOUR BEDROOM Mid Terrace property set in Pemberton Street, Llanelli.

The property benefits from Two Reception rooms, Family Bathroom and Shower Room as well as an enclosed rear Garden. Within walking distance to the town centre and local schools this property is an ideal family home.

We are advised by the seller that this property is slightly larger than those in the rest of the street as it was originally built as a manager's house.

Disclaimer:

The auctioneers have not visited the property, the information has been provided by the vendor and a partner agent. Material information will be provided within the legal pack - to download this register your interest at tcpa.co.uk.

For sale by online auction on 22 August 2024
Bidding opens at 10:00am and closes from 12:00 noon

Ideal Investment

Terraced House

Three/Four Bedrooms

Two Reception Rooms

Close to Local Schools

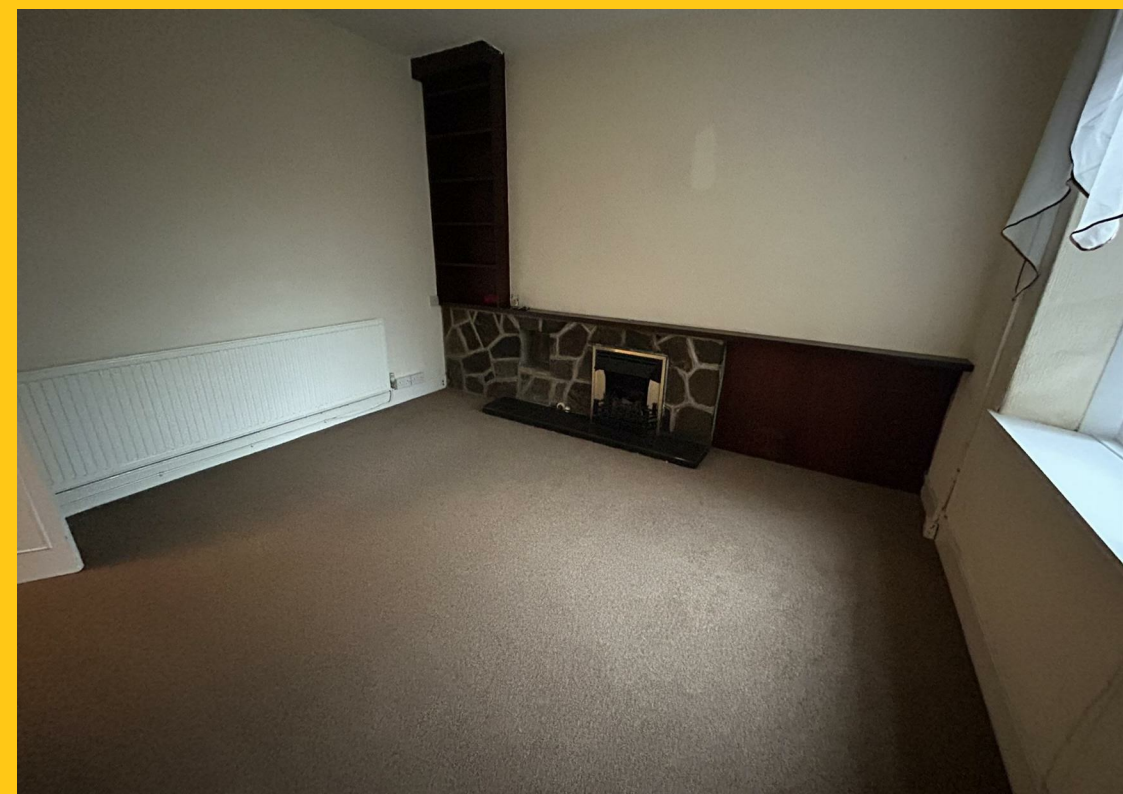
Walking Distance to Town Centre

Entrance

Door into;

Hallway

Stairs to first floor, radiator.





Sitting Room

11'8" x 10'10" approx (3.57 x 3.31 approx)
Window to fore, radiator.

Lounge

14'0" x 12'0" approx (4.28 x 3.66 approx)
Window to rear, feature fireplace, radiator.

Kitchen

12'1" x 8'6" approx (3.69 x 2.61 approx)
Window and door to side, vinyl flooring, wall and base units with worktop over, electric hob and oven with extractor hood over, sink and drainer with mixer tap, under stairs storage cupboard, radiator.

Utility Room

8'9" x 6'5" approx (2.67 x 1.96 approx)
Window and door to side, tiled flooring, space for washing machine, tumble dryer and fridge freezer, sink and drainer with mixer tap.

Shower Room

8'9" x 4'4" approx (2.68 x 1.33 approx)
Window to rear, tiled flooring, W/C, pedestal wash hand basin, shower cubicle, radiator.

First Floor Landing

Split landing, loft access.

Bedroom One

14'0" x 9'4" approx (4.27 x 2.86 approx)
Window to fore, radiator.

Bedroom Two

9'5" x 9'3" approx (2.89 x 2.83 approx)
Window to rear, radiator.

Bedroom Three

10'0" x 6'8" approx (3.06 x 2.04 approx)
Window to fore, radiator.

Bedroom Four / Study

8'8" x 5'4" approx (2.66 x 1.65 approx)
Window to rear, storage cupboard housing boiler, radiator.

Bathroom

5'8" x 6'10" approx (1.75 x 2.09 approx)
Window to side, vinyl flooring, W/C, pedestal wash hand basin, bath with shower over, radiator.

Externally

Enclosed rear garden.
Garage (not inspected)



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



- Terraced House
- Three/Four Bedrooms
- Two Reception Rooms
- Close to local Schools
- Walking Distance to Town Centre
- No Onward Chain
- Council Tax Band - B
- EPC Rating - TBC
- Freehold
- Approx m2 - TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	43	
(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.

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ
 T. 01554 779444 | E. estates@dcestates.co.uk
 www.daviescraddock.co.uk

