



8 Marsh Street, Llanelli, SA15 1AU

£125,000

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Davies Craddock Estates are pleased to present For Sale, this Four Bedroom Terraced Property on Marsh Street, Llanelli.

Just a short walk into Llanelli Town Centre, local schools and amenities.

This property has been well looked after but in need of modernisation throughout. Ideal for a First Time Buy or Investment.

Early viewing essential to see what this property has to offer.

The property briefly comprises of;

Entrance

Door into:

Hallway

Stairs to first floor, under stairs storage cupboard, radiator.

Lounge

21'7" x 12'5" approx (6.59 x 3.80 approx)
Windows to fore and rear, feature fireplace., two radiators.

Kitchen

15'10" x 9'3" approx (4.84 x 2.83 approx)
Window to side, partly tiled walls, wall and base units with worktop over, space for cooker, fridge freezer and washing machine, sink and drainer with mixer tap, radiator.





Inner Hall

Door and window to side.

Bathroom

11'3" x 6'9" approx (3.44 x 2.06 approx)
Window to rear, partly tiled walls, W/C, pedestal wash hand basin, bath, storage cupboard, radiator.

First Floor Landing

Split landing, loft access.

Bedroom One

11'5" x 9'1" approx (3.50 x 2.77 approx)
Window to fore, radiator.

Bedroom Two

10'11" x 9'1" approx (3.34 x 2.77 approx)
Window to rear, wash hand basin set in vanity unit, radiator.

Bedroom Three

9'2" x 6'7" approx (2.80 x 2.02 approx)
Window to fore, radiator.

Bedroom Four

14'9" x 9'4" approx (4.50 x 2.85 approx)
Window to side, wash hand basin set in vanity unit, door into W/C, radiator.

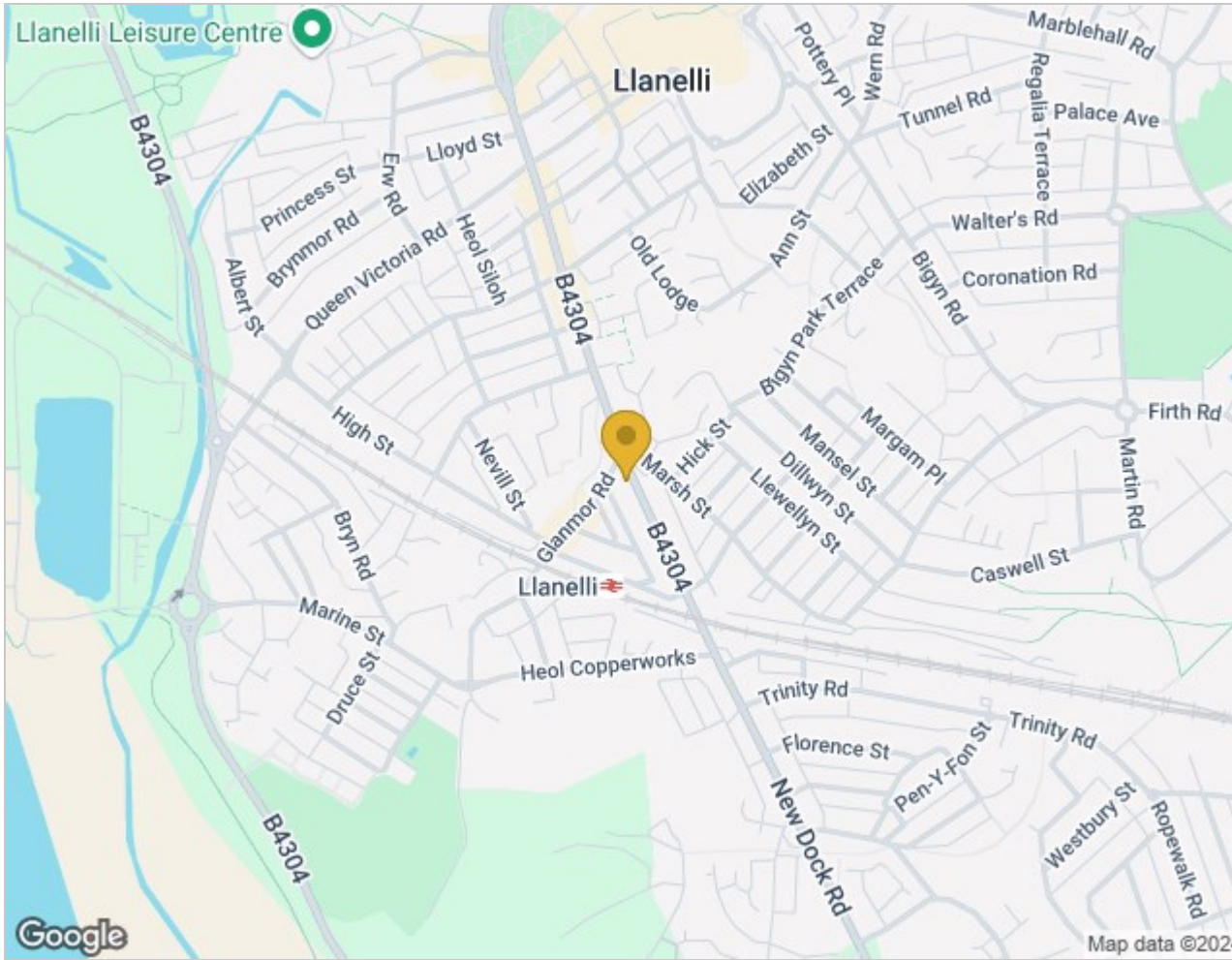
Externally

Enclosed rear garden.

Garage

19'2" x 10'11" approx (5.85 x 3.35 approx)

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



- Terraced House
- Four Bedrooms
- Lounge
- Kitchen
- Bathroom
- Enclosed Garden with Garage
- Mains Gas, Electric, Water and Drainage
- Council Tax- C (Sept 24)
- Freehold
- EPC-E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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