



21 Penallt Terrace, Llanelli, SA15 1HE

£110,000

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Davies Craddock Estates are pleased to present For Sale this Three Bedroom, Mid Terrace property set in Penallt Terrace, Llanelli

The property comprises Two Reception Rooms, Kitchen, downstairs bathroom and Three Bedrooms to the first floor. The rear garden is fully enclosed, with patio and pedestrian rear lane access.

The property offers easy access to local Primary and Secondary Schools, amenities and is walking distance from Llanelli Town Centre and and Trostre and Pemberton Retail Parks.

Viewing essential to appreciate. Ideal for First Time Buyers.

The property briefly comprises of;

#### **Entrance**

Door into:

#### **Hallway**

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

#### **Lounge/Diner**

23'2" x 11'8" approx (7.07 x 3.57 approx)

Window to fore, door to rear, laminate flooring, two radiators.





### **Kitchen**

13'7" x 9'5" approx (4.16 x 2.88 approx)

Window and door to side, vinyl flooring, wall and base units with worktop over, space for cooker, washing machine and fridge freezer, sink and drainer, under stairs storage cupboard, radiator.

### **Bathroom**

13'7" x 8'6" approx (4.16 x 2.60 approx)

Windows to rear and side, vinyl flooring, W/C, pedestal wash hand basin, bath with shower over, storage cupboard, radiator.

### **First Floor landing**

Window to rear, loft access, storage cupboard.

### **Bedroom One**

12'6" x 9'3" approx (3.82 x 2.82 approx)

Window to fore.

### **Bedroom Two**

10'7" x 9'3" approx (3.24 x 2.83 approx)

Window to rear, storage cupboard housing boiler.

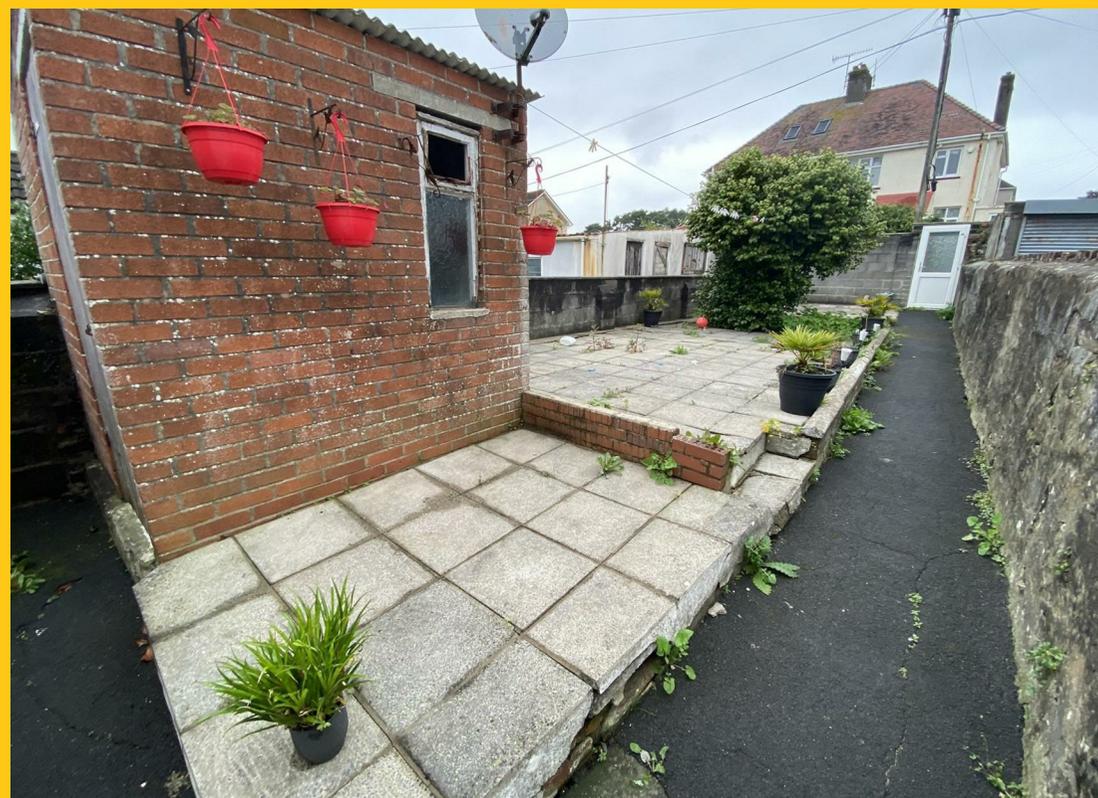
### **Bedroom Three**

9'2" x 6'9" approx (2.80 x 2.06 approx)

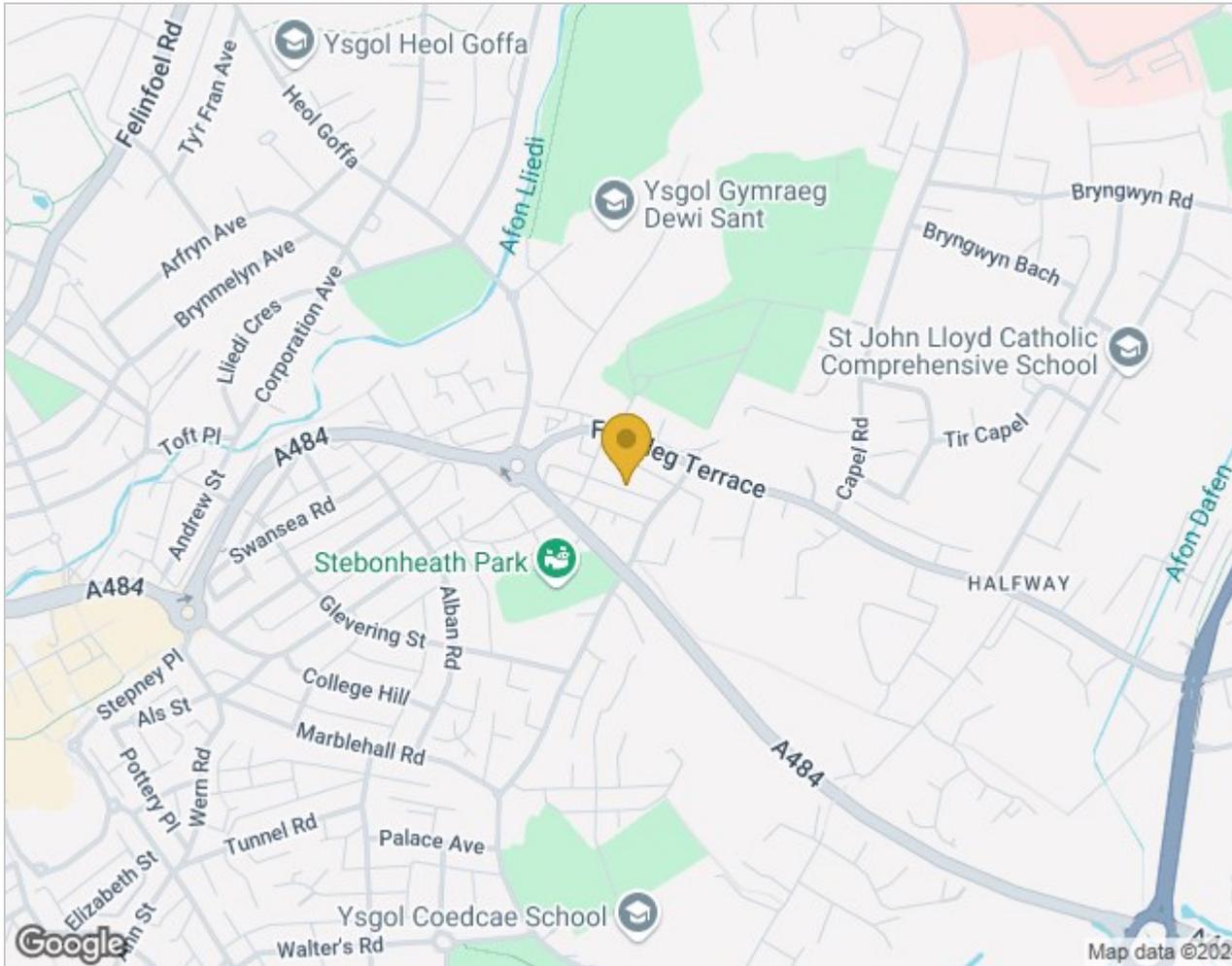
Window to fore.

### **Externally**

Enclosed rear garden with paved patio areas.



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



- Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- No Onward Chain
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (Sept 2024)
- Approx. 80m2
- Idea First Time Purchase
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.