



76 Station Road, Llanelli, SA15 1AN

£99,950



Est 1978

Davies Craddock Estates are pleased to present this four bedroom property situated on Station Road, Llanelli.

The property is within walking distance to Llanelli Town Centre and other local shops, amenities and local schools.

The property comprises of two reception rooms, kitchen, bathroom and conservatory on the ground floor and four bedrooms on the first floor. Externally, the property has an enclosed paved garden with rear lane access.

With no onward chain the property comprises:

Entrance

Door into:

Hallway

Stairs to first floor, radiator.

Sitting Room

13'2" x 10'9" approx (4.03 x 3.29 approx)

Window to fore, radiator.

Lounge

14'5" x 13'8" approx (4.41 x 4.18 approx)

Window to rear, feature fireplace, under stairs storage cupboard, radiator.





Kitchen

13'4" x 8'7" approx (4.08 x 2.62 approx)
Window to side, vinyl flooring, partly tiled walls, base units with worktop over, space for cooker, washing machine, tumble dryer and fridge freezer, sink and drainer, radiator, door into:

Conservatory

8'8" x 8'1" approx (2.65 x 2.47 approx)
Doors to rear and fore, tiled flooring.

Bathroom

8'5" x 6'1" approx (2.58 x 1.87 approx)
Window to rear, partly tiled walls, W/C, pedestal wash hand basin, shower, radiator.

First Floor Landing

Split landing, loft access.

Bedroom One

13'6" x 10'2" approx (4.13 x 3.10 approx)
Window to fore, radiator.

Bedroom Two

10'2" x 10'2" approx (3.11 x 3.10 approx)
Window to rear, radiator.

Bedroom Three

10'0" x 7'1" approx (3.05 x 2.18 approx)
Window to fore, radiator.

Bedroom Four

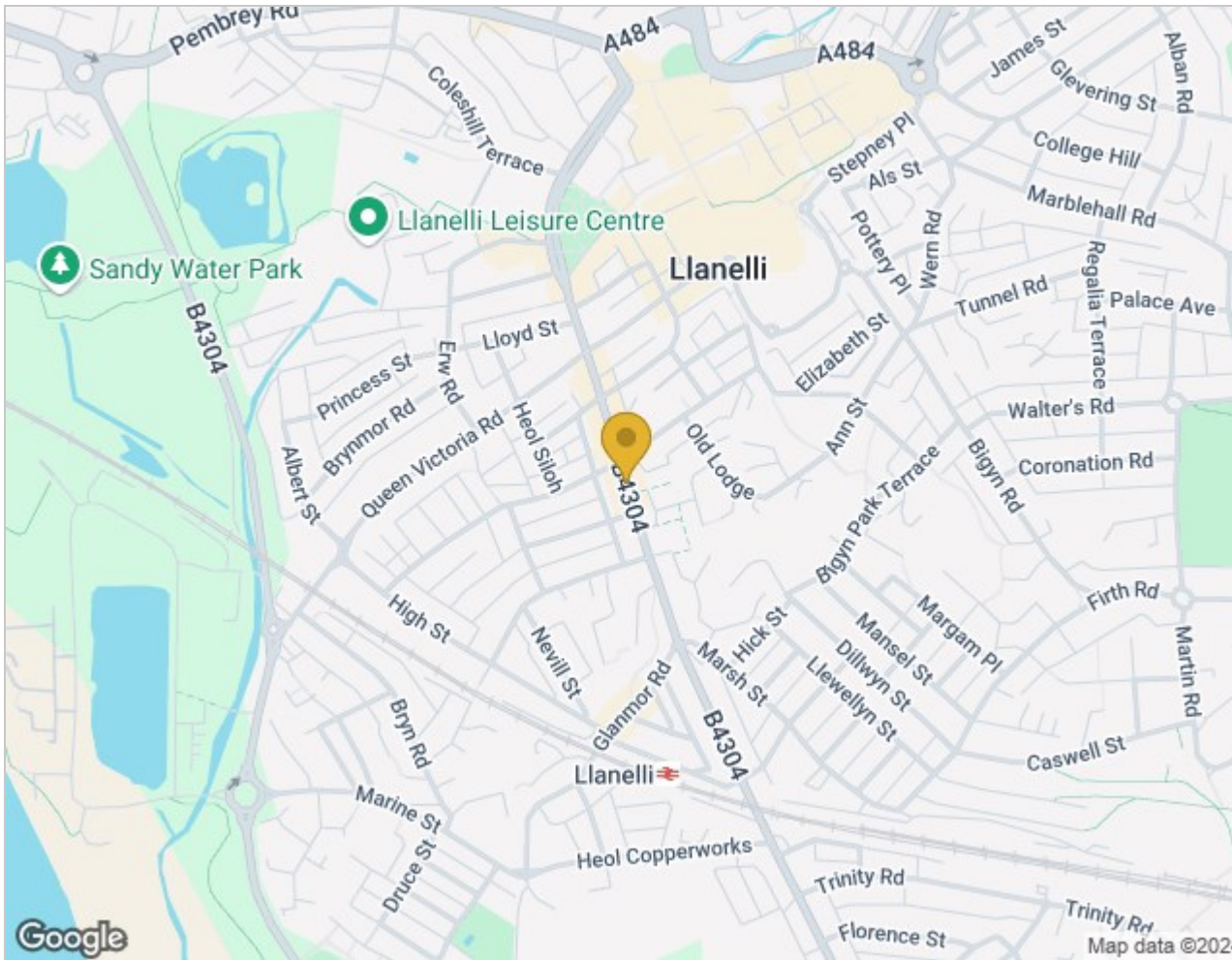
13'4" x 8'3" approx (4.07 x 2.54 approx)
Window to side, W/C, pedestal wash hand basin, storage cupboard housing boiler, radiator.

Externally

Enclosed rear garden, paved patio area, shed.



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



- Four bedrooms
- Two reception rooms
- Terraced
- Freehold
- Mains Electric, Gas, Water and Drainage
- EPC-TBC
- Approx . m2- TBC
- Council Tax - B (Oct 24)
- No Chain
- Viewing Essential

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