



36 Brynallt Terrace, Llanelli, SA15 1NB

£65,000

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Davies Craddock Estates are delighted to present for sale the great opportunity to purchase this first floor flat in the convenient location of Brynallt Terrace, Llanelli.

The property is located within good distance to Llanelli Town Centre along with the out of town retail parks of Trostre & Pemberton with access to junction 48 of the M4 motorway approx. six miles away for convenience.

With no onward chain the property comprises:

**Entrance**

Door into

**Hallway**

Stairs to first floor, laminate flooring, radiator

**Lounge**

12'4" x 11'5" approx. (3.78 x 3.48 approx. )

Window to fore, laminate flooring, radiator

**Bedroom One**

10'3" x 10'7" approx. (3.14 x 3.24 approx.)

Window to rear, laminate flooring, radiator





### Bedroom Two

7'5" x 5'5" approx. (2.28 x 1.67 approx.)

) Window to fore, laminate flooring, radiator

### Landing

Split level, loft access

### Kitchen

17'3" x 8'6" approx. (5.27 x 2.61

approx.)

Window to side, laminate flooring, wall and base unit with worktop over, space for washing machine, cooker & fridge freezer, sink and drainer, radiator

### Bathroom

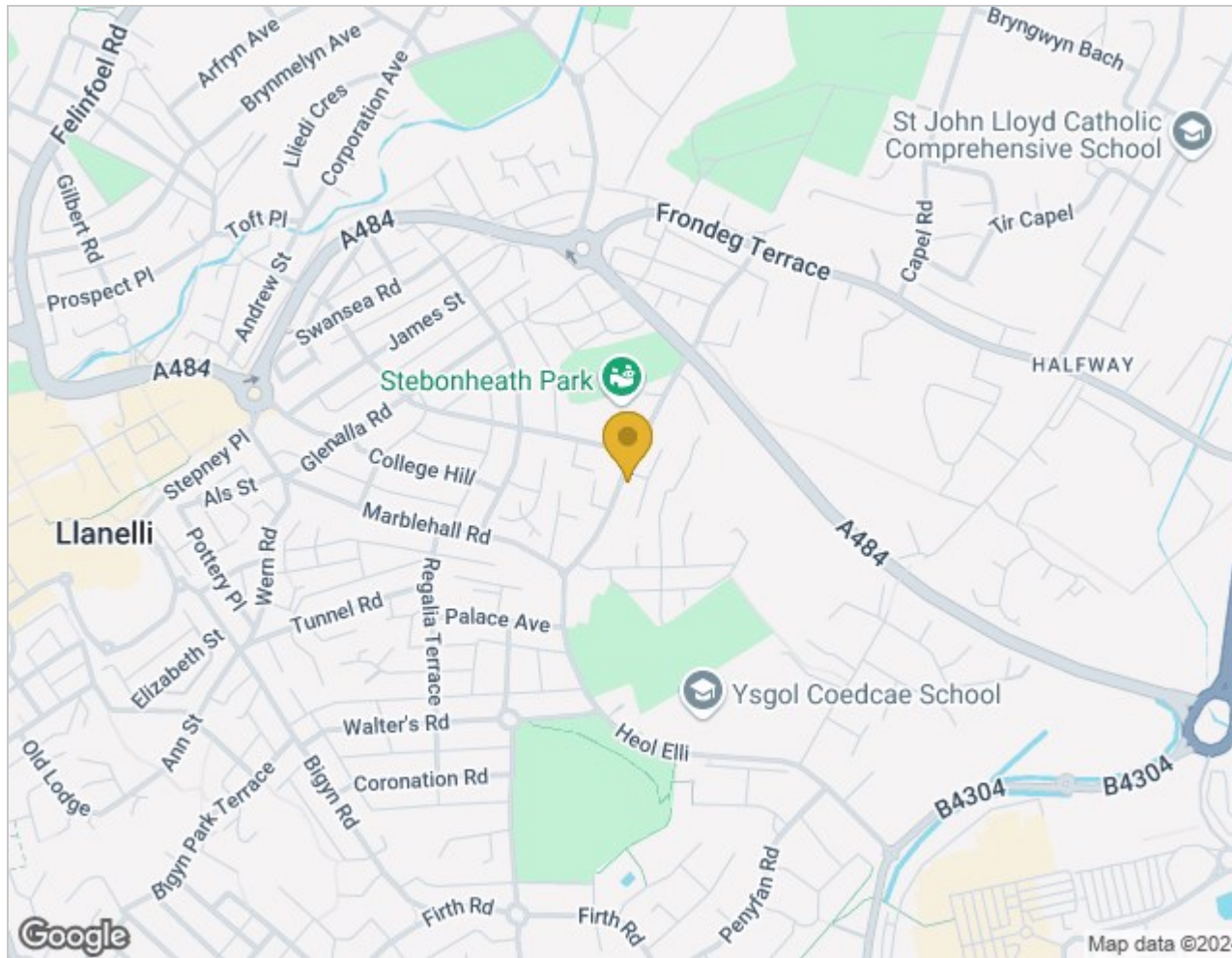
7'11" x 8'6" approx. (2.42 x 2.61

approx.)

Window to rear, vinyl flooring, partly tiles walls, W/C, pedestal hand wash basin, bath, storage cupboard housing the boiler, radiator



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



- First Floor Flat
- Leasehold - 52 years remaining
- Ground Rent - £25pa
- Service Charge - tbc
- EPC - D
- Approx 60 m2
- Mains Gas, Water, Electricity & Drainage
- Council Tax Band - A ( Sept 24 )
- No Chain
- Ideal First Time Buy / Buy To Let Opportunity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</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.