



125 James Street, Llanelli, SA15 1EB

£119,995

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Davies Craddock Estates are pleased to present for sale this Three Bedroom property on James Street, Llanelli.

The property is within walking distance of Llanelli town centre, local schools and all associated amenities.

Internally the property is in need of some modernisation with lots of potential. Externally the property has an enclosed paved rear garden with rear lane access. This is ideal for a First Time Buy or Buy To Let Opportunity.

Viewing is highly recommended to appreciate what this property has to offer.

The property briefly comprises:

Entrance

Door into:

Hallway

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

Front Lounge

10'3" x 13'2" approx (3.13 x 4.02 approx)
Window to fore, feature fireplace, radiators, double doors into:

Sitting/Dining Room

11'4" x 11'5" approx (3.46 x 3.48 approx)
Window to rear, radiator.

Lounge

16'8" x 11'11" approx (5.10 x 3.64 approx)

Box bay window to side, feature fireplace, radiator.





Kitchen

9'2" x 8'9" approx (2.81 x 2.67 approx)
Window to side, vinyl flooring, wall and base units with worktop over, space for washing machine, cooker and fridge freezer, sink and drainer with mixer tap, cupboard housing boiler, radiator.

Inner Hall

Door to side, into porch, storage cupboard.

Porch

8'7" x 3'10" approx (2.63 x 1.17 approx)
Of Upvc construction, door to rear, tiled flooring.

Bathroom

Window to rear, tiled flooring, respatex walls, W/C, pedestal wash hand basin, bath, shower, radiator.

First Floor Landing

Split landing, storage cupboard, loft access.

Bedroom One

16'0" x 10'0" approx (4.89 x 3.07 approx)
Two windows to fore.

Bedroom Two

11'5" x 10'0" approx (3.49 x 3.06 approx)
Window to rear, built in wardrobes.

Bedroom Three

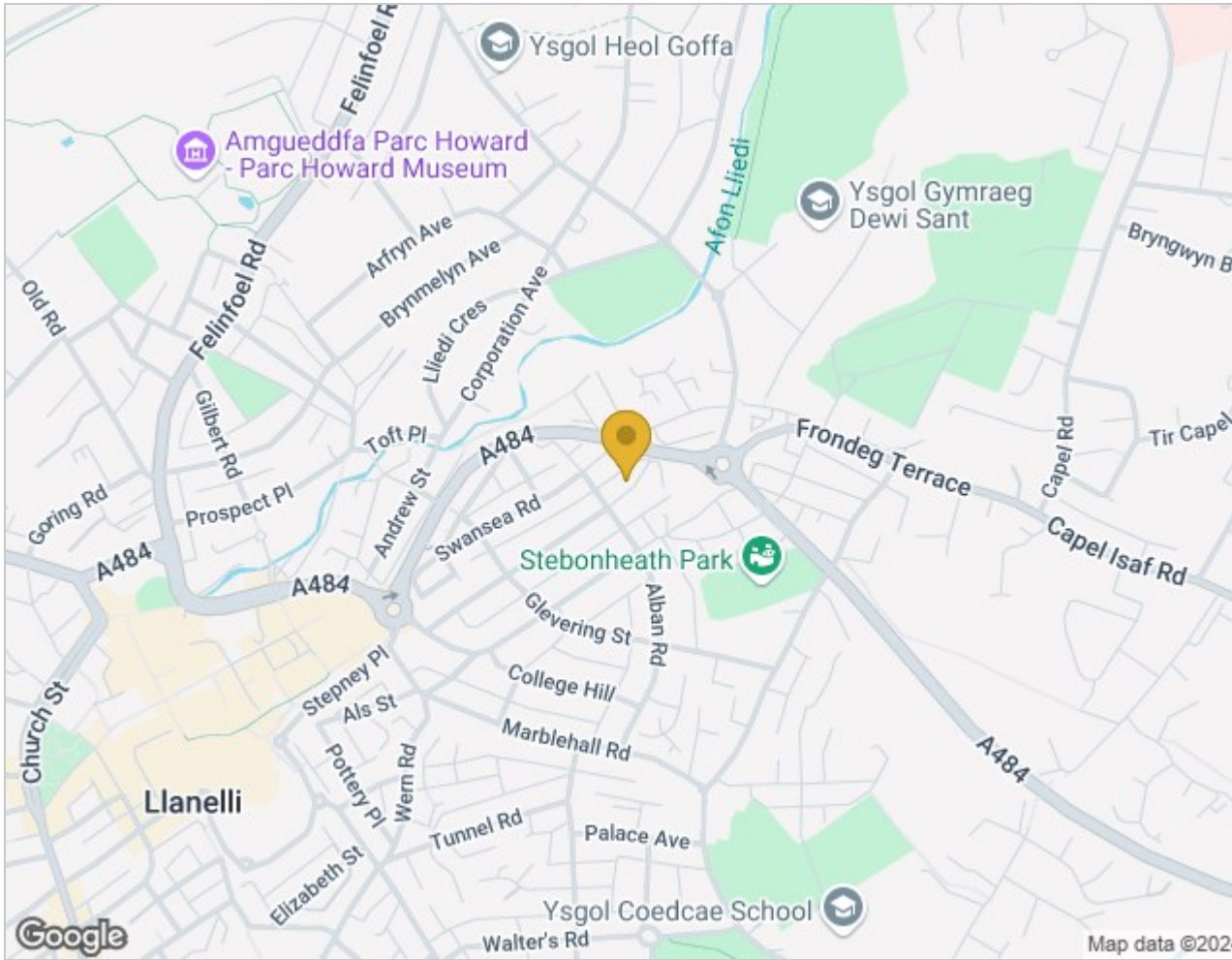
15'2" x 8'11" approx (4.63 x 2.74 approx)
Window to side, built in wardrobes.

Externally

Enclosed rear garden.



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



- Terraced Property
- Three Reception Rooms
- Three Bedroom
- Freehold
- No Onward Chain
- EPC - D
- Approx. m2 - 106
- Main Gas, Electric, Water & Drainage
- Council Tax - B (Oct 24)
- Convenient Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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.

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