



7 Als Street, Llanelli, SA15 1SN

£115,000

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Davies Craddock Estates are pleased to present this Three bedroom Mid - Terraced property on Als Street, Llanelli.

The property is set on a secluded street within walking distance of Llanelli Town Centre, schools and other convenient amenities.

The ground floor benefits from an Entrance Vestibule into a Hallway leading to Open Lounge, Separate Sitting Room, Lean To, Kitchen, Cloakroom and Bathroom with Two Bedrooms to the first floor.

Externally the property benefits from a very low maintenance rear courtyard with rear lane access.

Viewing is highly recommended to appreciate what this property offers.

The property comprises of;

**Entrance**

Door into:

**Sitting Room**

13'1" x 10'4" approx (3.99 x 3.16 approx)

Window to fore, radiator.







### Lounge

16'11" x 12'4" approx (5.18 x 3.78 approx)

Stairs to first floor, door into lean to, radiator, door into;

### Kitchen

13'7" x 9'2" approx (4.15 x 2.80 approx)

Window to side, tiled flooring, partly tiled walls, wall an base units with worktop over, electric hob and oven with extractor hood over, space for fridge freezer, integrated dishwasher and washing machine, sink drainer with mixer tap, radiator, door into lean to.

### Lean To

Door to rear, tiled flooring, partly tiled walls.

### Bathroom

8'10" x 6'5" approx (2.70 x 1.97 approx)

Window to side, tiled flooring, partly tiled walls, pedestal wash hand basin, bath, shower cubicle, radiator.

### Separate W/C

Window to side, tiled flooring, fully tiled walls, W/C.

### First Floor Landing

Window to rear, loft access.

### Bedroom One

15'4" x 11'11" approx (4.68 x 3.65 approx)

Two windows to fore, radiator.

### Bedroom Two

9'3" x 9'8" approx (2.84 x 2.96 approx)

Window to rear, radiator.

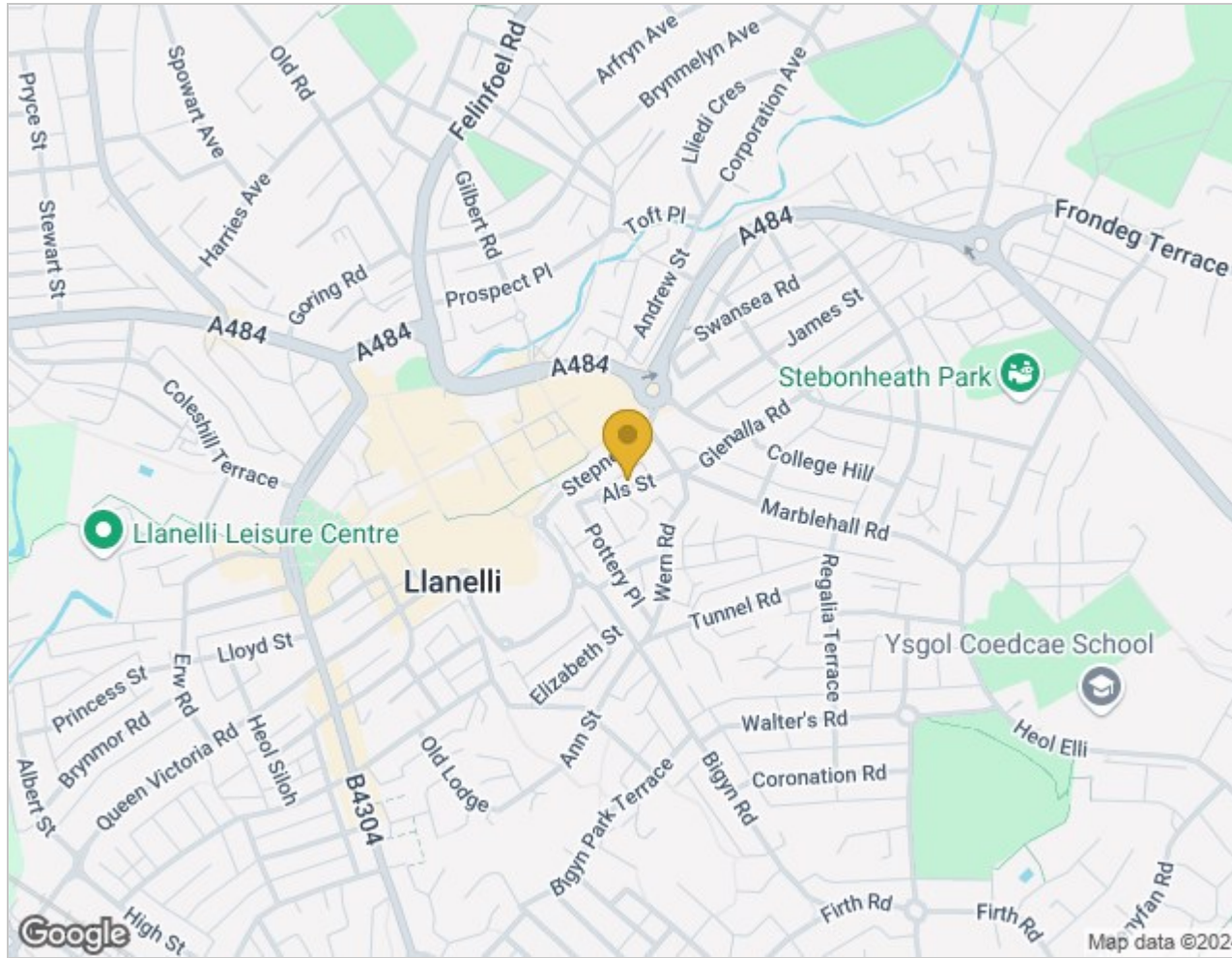
### Externally

Low maintenance courtyard with rear lane access.





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



- Mid - Terraced House
- Two Reception Rooms
- Two Bedrooms
- Viewing Essential
- 95m2 Approx.
- Mains Gas, Electric, Water & Drainage
- EPC-D
- Council Tax-B (Oct 24)
- Freehold
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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.

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ  
 T. 01554 779444 | E. estates@dcestates.co.uk  
 www.daviescraddock.co.uk

