



22 Elizabeth Street, Llanelli, SA15 1TP

£139,950

 3  1  2  D



Davies Craddock Estates are pleased to present for sale this mid-terraced property on Elizabeth Street, Llanelli.

This property is well presented throughout and offers two reception rooms, kitchen diner and bathroom on the ground floor, followed by three bedrooms on the first floor. Externally there's an enclosed garden with roller shutter access.

The property is situated in a convenient location with a short walk to Llanelli Town centre and all other associated amenities and local schools.

Early viewing is essential to see what this property has to offer, further comprising of;

Entrance

Door into;

Hallway

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

Sitting Room

11'7" x 10'7" approx (3.55 x 3.25 approx)
Window to fore, laminate flooring, radiator.





Dining Room

12'6" x 9'1" approx (3.82 x 2.77 approx)
Window to rear, laminate flooring, radiator.

Kitchen Diner

24'4" x 12'3" approx (7.43 x 3.75 approx)
Bay window and window to side, wall and base units with worktop over, gas hob with extractor hood over, double electric oven, space for washing machine and fridge freezer, sink and drainer with mixer tap, two radiators, door to side.

Bathroom

9'8" x 6'3" approx (2.95 x 1.92 approx)
Window to rear and side, vinyl flooring, W/C, pedestal wash hand basin, bath with shower over, two radiators.

First Floor Landing

Window to rear, loft access.



Bedroom One

13'6" x 9'4" approx (4.12 x 2.85 approx)
Window to fore, radiator.

Bedroom Two

9'4" x 9'4" approx (2.87 x 2.85 approx)
Window to rear, radiator.

Bedroom Three

10'4" x 6'0" approx (3.17 x 1.83 approx)
Window to fore.



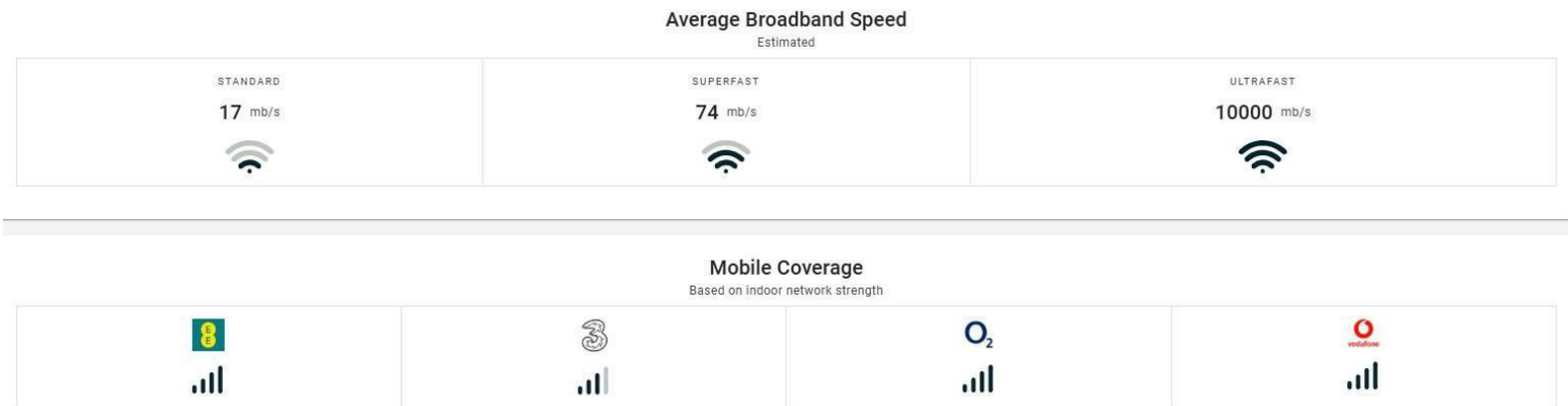
Externally

Enclosed rear garden with decking area and off road parking.



- Mid-Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Diner
- On Road Parking With Room For Car To Rear With New Electric Roller Shutter
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 95m2
- Council Tax - C (Jan 25)
- Freehold
- Early 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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 fitments 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.