



44 Gower View, Llanelli, SA15 3SW

£180.000



Davies Craddock Estates are pleased to present for sale this semi-detached property on Gower View Llanelli.

The property has been well looked after and offer two reception rooms and kitchen on the first floor with three bedrooms and family bathroom on the first floor. Externally there is an enclosed garden mostly laid to lawn.

Situated with easy and convenient access to Llanelli Town Centre and Trostre & Pemberton Park and surrounded by local schools and associated amenities.

With no onward chain, early viewing is essential to see what this property has to offer, briefly comprising of;

Entrance

Laminate flooring, radiator, cupboard housing electric box, stair to first floor

Reception One

12'7" x 12'6" approx. (max) (3.85 x 3.82 approx. (max))

Bay window to front, radiator, laminate flooring, gas fire and surround.

Reception Two

12'6" x 13'5" approx. (max) (3.82 x 4.11 approx. (max))

Wooden flooring, gas fire with surround, radiator, window to rear.





Kitchen

8'1" x 10'0" approx. (2.47 x 3.05 approx.)
Fitted with wall & base units with worktops over, oven and hob with extractor hood over, space for washing machine & fridge freezer, sink with drainer, Under stair cupboard, window to rear, door leading to garden

Bedroom One

10'11" x 14'8" approx. (3.35 x 4.49 approx.)

Bay window to front, built in wardrobe/cupboard, radiator, laminate flooring.

Bedroom Two

11'8" x 11'1" approx. (3.58 x 3.39 approx.)
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Window to rear, radiator

Bedroom Three

6'5" x 7'4" approx. (1.97 x 2.25 approx.)
Window to front, laminate flooring, radiator.

Bathroom

5'10" x 7'4" approx. (1.79 x 2.26 approx.)
Fitted with panelled bath with electric shower over, W/C, hand wash basin, wall mounted mirror cabinet, tiled walls and flooring, loft access, window to rear, cupboard housing boiler

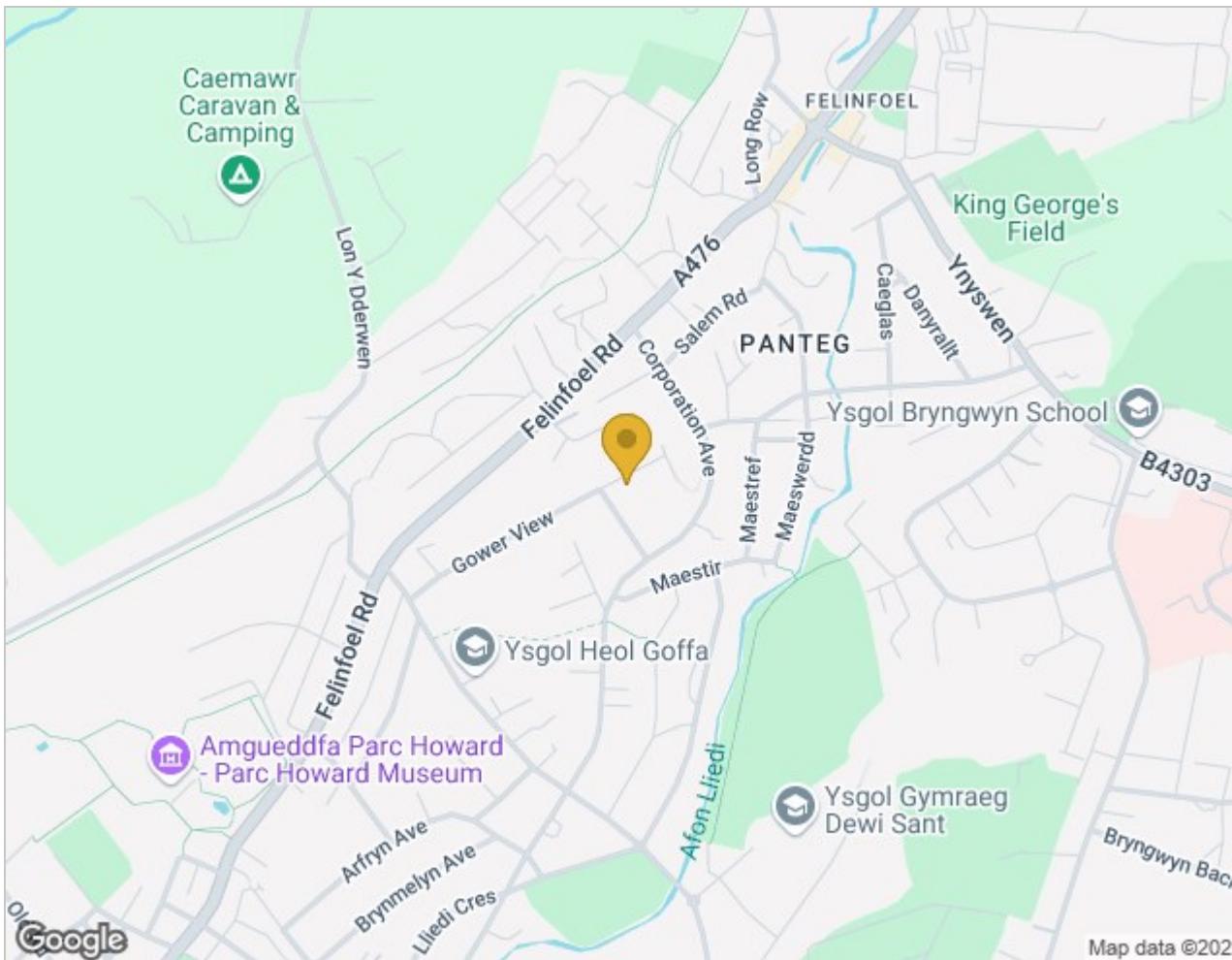
Cellar

9'8" x 12'9" approx. (2.97 x 3.90 approx.)
Entrance via door from garden, tiled flooring leading to second room (not inspected)

EXTERNAL

To the rear, sloped garden laid to lawn with patio area, access via side gate.





- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Garden
- On Road Parking
- EPC - D Approx. 87m²
- Mains Gas, Electric, Water and Drainage
- Council Tax - C (Jan 25)
- No Onward Chain
- Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		63
(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.

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