



No 69 Pottery Street, Llanelli, SA15 1TA
£145,000

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Davies Craddock Estates are pleased to present for sale this three bedroom mid-terrace property on Pottery Street, Llanelli.

Set in the heart of Llanelli with quick and easy access to the Town Centre, local schools and all other associated amenities and a short drive to Trostre & Pemberton Retail Parks.

The property is well presented throughout with a spacious living room and open plan kitchen/diner/ living space on the ground floor with three bedrooms and bathroom on the first floor. Externally there is an enclosed low maintenance garden with rear lane access and a garage for one car.

Early viewing is essential to see what this property has to offer. Briefly comprising of:

Entrance

Door into:

Hallway

Obscure glass window to side, tiled flooring, into;

Inner Hallway

Tiled flooring, stairs to first floor, under stairs cupboard, radiator.

Living Room

12'8" x 21'7" approx. (3.87 x 6.60 approx.

)
Fireplace with surround, two radiators, window to front, door to rear.





Kitchen/Living

28'0" x 9'3" approx. (8.54 x 2.84 approx.)

Living - Window to side, two radiators, laminate flooring, spot lights.

Kitchen - Fitted with wall & base units with worktop over, breakfast bar, double oven & gas hob with extractor hood over, space for washing machine, dishwasher & fridge/freezer, vaulted ceiling, tiled flooring and tiled splash backs. Window to rear, door to side leading to garden.



Landing

Spilt level stairs, 2 separate loft access, storage cupboard.

Bedroom One

10'3" x 15'5" approx. (3.14 x 4.72 approx.)

Two windows to front, radiator.

Bedroom Two

10'9" x 9'2" approx. (3.30 x 2.80 approx.)

Window to rear, radiator.

Bedroom Three

6'2" x 10'2" approx. (1.88 x 3.10 approx.)

Window to side, radiator, storage cupboards.

Bathroom

6'2" x 6'9" approx. (1.90 x 2.08 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, heated towel rack, tiled flooring and walls, window to side.

External

Enclosed garden with rear access. Decorative stone with raise decking area and artificial grass.

Garage

16'10" x 9'6" (5.15 x 2.91)

Up and over door.

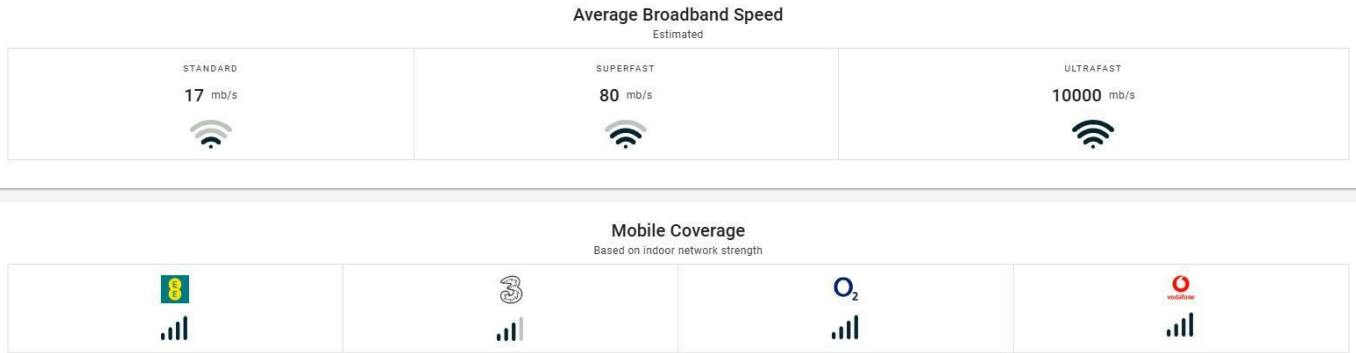


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid-Terrace Property
- Three Bedroom
- Enclosed Garden With Rear Access
- Garage
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Approx. 104m2
- Council Tax - C (March 25)
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

