



I Tyisha Terrace, Llanelli, SA15 4NP  
£179,999

 4  3  2  C





Davies Craddock Estates are pleased to present for sale this four bedroom end terraced property property set in Tyisha Terrace, Llanelli.

Newly refurbished, the property offers two reception rooms, well appointed kitchen and bathroom on the ground floor, three bedrooms and a cloakroom on the first floor followed by a fourth bedroom in the attic conversion.

Externally, A driveway to the side of the property leading to a spacious garden area surrounded with mature trees.

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

### Entrance

Door into;

### Hallway

Wooden floor, stairs to first floor, door hatch to cellar (not inspected)

### Reception One

12'9" x 11'11" approx. (3.91 x 3.64 approx.)

Window to front, fireplace surround, radiator.

### Reception Two

10'9" x 11'5" approx. (3.29 x 3.50 approx.)

Double doors to rear, radiator, storage cupboard housing boiler (BAXI)

### Kitchen

12'4" x 9'2" approx. (3.77 x 2.80 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap. oven and gas hob with extractor hood over, tiled splash backs, vinyl flooring, window to side.







## Bathroom

6'2" x 8'2" approx. (1.89 x 2.49 approx.)

Fitted with W/C, hand wash basin, panelled bath, window to rear, tiled flooring.

## Cloakroom

4'6" x 2'4" (1.39 x 0.73)

Fitted with WC, radiator, window to side, tiled flooring.

## Landing

Window to rear, stairs to attic bedroom.

## Bedroom One

10'1" x 10'3" approx. (3.07m x 3.12m approx.)

Window to rear, radiator.

## Bedroom Two

8'9" x 12'0" (2.68 x 3.68)

Window to front, radiator.

## Bedroom Three

6'9" x 8'5" approx. (2.07 x 2.59 approx.)

Window to front, radiator.

## Attic Bedroom

16'0" x 13'5" approx (max) (4.88 x 4.11 approx (max))

Vaulted ceiling with beams, storage, two windows to side, radiator,

## External

Drive way with side access to enclosed rear garden with patio area and raised main garden with mature trees.




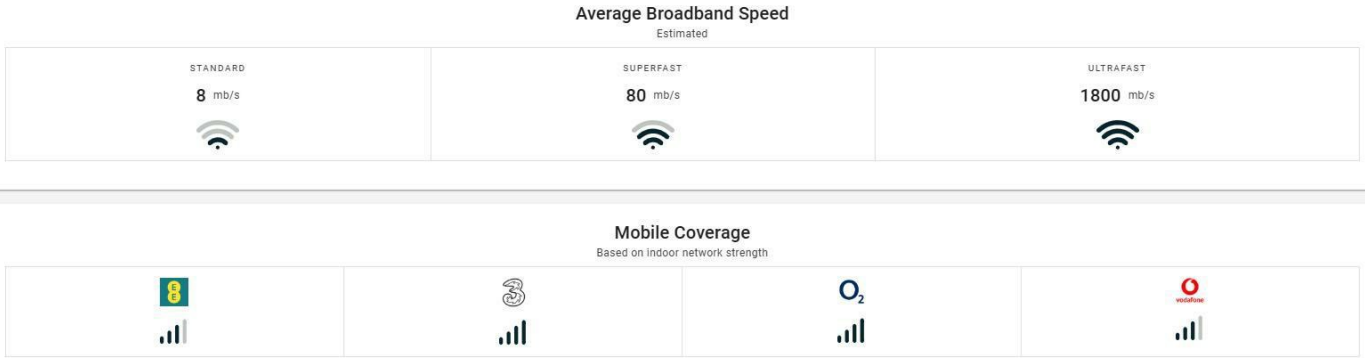


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- End- Terrace Property
- Four Bedrooms
- Driveway
- Enclosed Garden
- Main Gas, Electric, Water
- Septic Tank
- Council Tax -B (March 2025)
- EPC -C Approx. 105m2
- No Chain
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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 with information supplied by the vendors in good faith, 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 along with any boundary plan , 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 in any instance.

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.