



25 James Street, Llanelli, SA15 1DU
£139,995

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Davies Craddock Estates have pleasure in offering for sale this well positioned three bedroom terraced home set in James Street, Llanelli.

The property is within walking distance to Llanelli town centre, and has excellent road links to the M4 and all associated amenities.

This mid terraced property consists of an Entrance porch, Hallway, Lounge, Kitchen, Dining/Utility Room to the ground floor with Three Bedrooms and a Family Bathroom to the first floor.

Externally this property has an enclosed paved rear garden with rear lane access and a garage for off road parking.

Viewing is highly recommended to appreciate what this property has to offer.

The property fully comprises:

Entrance

Via UPVC Door into:

Hallway

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

Lounge/Diner

22' 9" x 12' 7 approx (6.71m 2.74m x 3.66m 2.13m approx)

Window to fore, door to rear, laminate flooring, two radiators.





Kitchen

14' 0" x 10' 4 approx (4.27m 0.00m x 3.05m 1.22m approx)

Window and door to side, range of wall and base units with complimentary worktops, tiled splashback, access to under stairs storage, space for fridge freezer and cooker, stainless steel sink drainer with mixer tap, plumbing for washer dryer, door to dining room.

Sitting Room

10' 3" x 10' 5 approx (3.05m 0.91m x 3.05m 1.52m approx)

Window to rear, radiator, airing cupboard housing boiler, low level WC.



First Floor Landing

Split Landing, loft access.

Bedroom One

16' 2" x 11' 1 approx (4.88m 0.61m x 3.35m 0.30m approx)

Two windows to front, radiator, picture rail.

Bedroom Two

11' 5" x 10' 4 approx (3.35m 1.52m x 3.05m 1.22m approx)

Window to rear, radiator.

Bedroom Three

10' 4" x 7' 3 approx (3.05m 1.22m x 2.13m 0.91m approx)

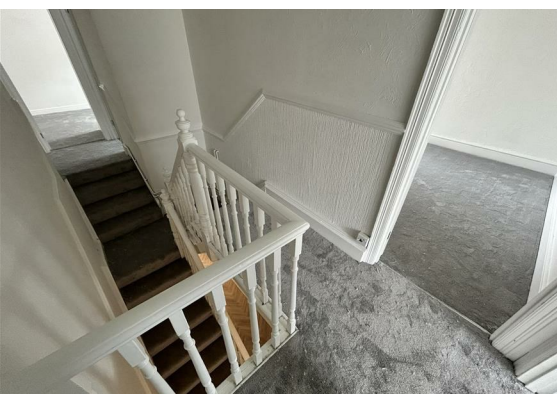
Window to side, radiator.

Family Bathroom

Three piece bathroom suite with shower over bath, tiled bath surround, uPVC window to side, airing cupboard, extractor fan.

Externally

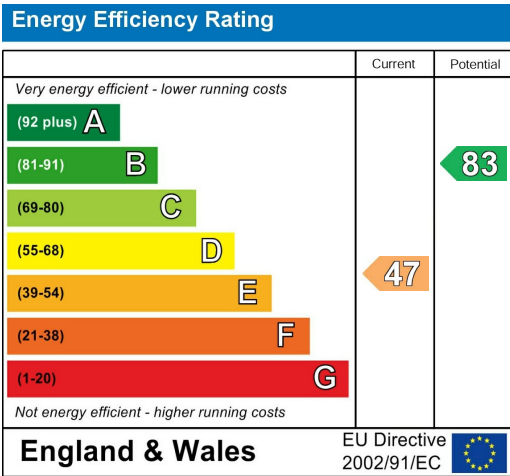
Enclosed rear garden, garage



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



- Three Bedroom Terraced Home
- Enclosed Rear Garden
- Garage To Rear
- Mains Gas, Water, Electricity & Drainage
- Permit On Street Parking
- Close proximity to Town Centre
- Freehold
- Council Tax Band - B (April 25)
- EPC - E - Approx 103m2
- No Chain



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.

