



No 15 Temple Street, Llanelli, SA15 1HT
£155,000

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Davies Craddock Estates are pleased to present for sale this end-terrace property on Temple Street, Llanelli.

Situated within close proximity to Llanelli Town centre, local schools and other associated amenities.

The property offers three reception rooms and kitchen on the ground floor, followed by three bedrooms and bathroom on the first. To the rear an enclosed rear garden with artificial grass, with side gated access.

Early viewing is essential to see what this property has to offer.

leased solar panels

Briefly comprising of;

Entrance Vestibule

Tiled flooring, door into;

Hallway

Laminate flooring, stairs to first floor, radiator, understairs cupboard.

Reception One

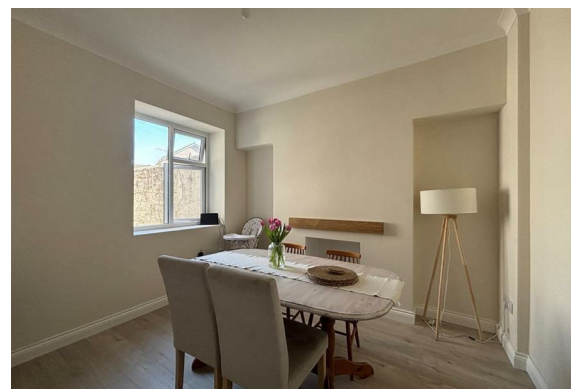
13'1" x 10'2" approx. (4.01 x 3.12 approx.)

Window to front, laminate flooring, storage cupboard housing gas/electric meters.

Reception Two

10'11" x 10'11" approx. (3.33m x 3.33m approx.)

Window to rear, radiator, laminate flooring.





Reception Three

13'8" x 9'7" approx. (4.19 x 2.94 approx.)

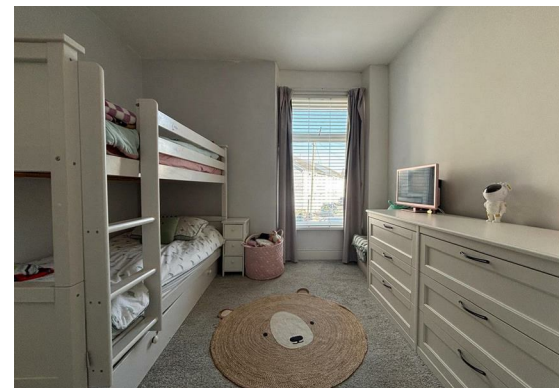
Window to side, laminate flooring, radiator, electric fire.

Kitchen

13'10" x 9'11" approx. (4.22 x 3.03

approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, integrated dishwasher, oven and hob with extractor hood over, space for fridge/freezer and washing machine. Window to side, laminate flooring, door to rear.



Landing

Split level landing, loft access. (boarded - not inspected)

Bedroom One

10'8" x 16'7" approx. (3.26 x 5.08

approx.)

Two windows to front, radiator.



Bedroom Two

10'0" x 11'0" approx. (3.06 x 3.37 approx.)

Window to rear, radiator.

Bedroom Three

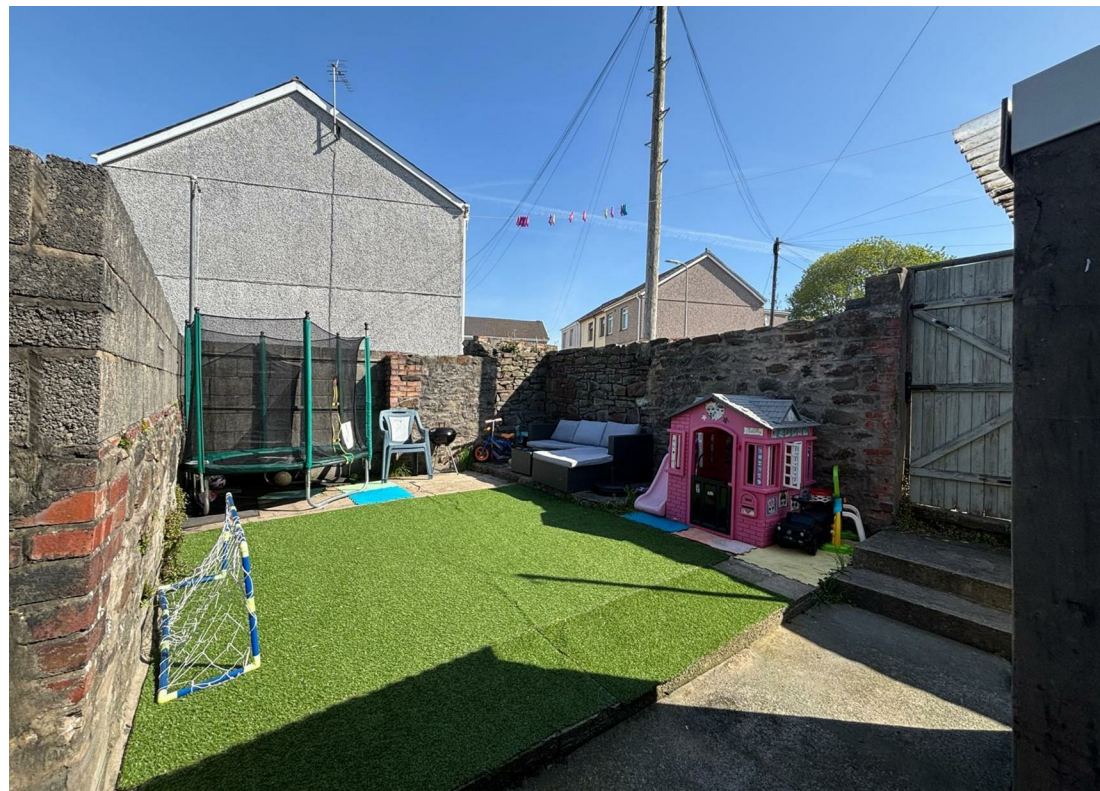
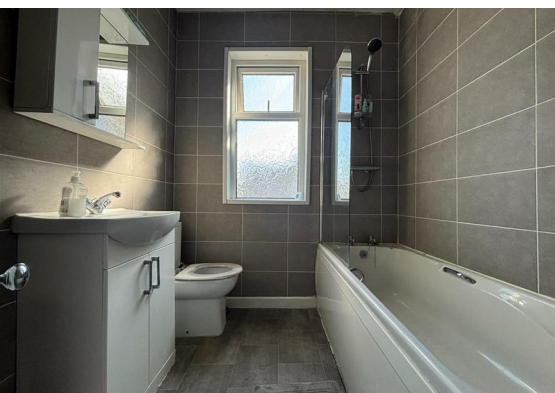
6'7" x 6'4" approx. (2.02 x 1.95 approx.)

Window to rear, radiator.

Bathroom

6'7" x 6'4" approx. (2.02 x 1.95 approx.)

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




External

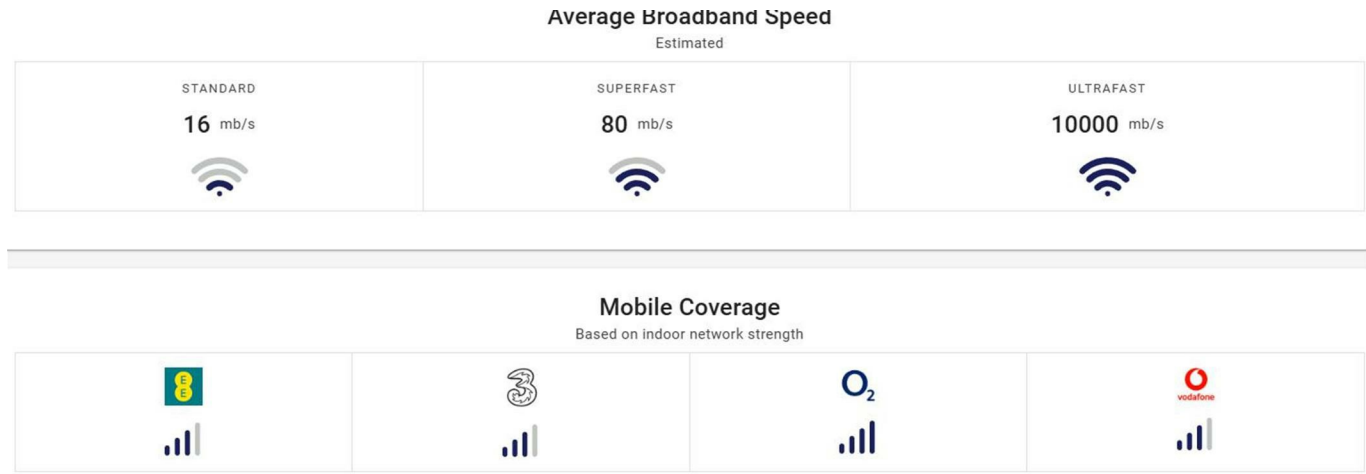
Rear enclosed garden with side gated access. Artificial grass. Outbuilding with W/C.

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



- End Terraced Property
- Three Bedrooms
- Three Reception Rooms
- Enclosed Graden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - C 108 m2
- Council Tax - C (April 2025)
- Freehold
- Leased Solar Panels - Ending 2036

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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.