



17 Paddock Street, Llanelli, SA15 2RU

£125,000

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Davies Craddock Estates are pleased to present for sale this three bed mid-terrace property on Paddock Steet, Llanelli.

Situated within close proximity to the local town, schools and all other associated amenities.

The property offers a spacious living room with newly fitted kitchen on the ground floor with three bedrooms and shower room on the first. Externally an enclosed garden with rear lane access.

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

Entrance

Laminate flooring, radiator, door into:

Living/Dining Room

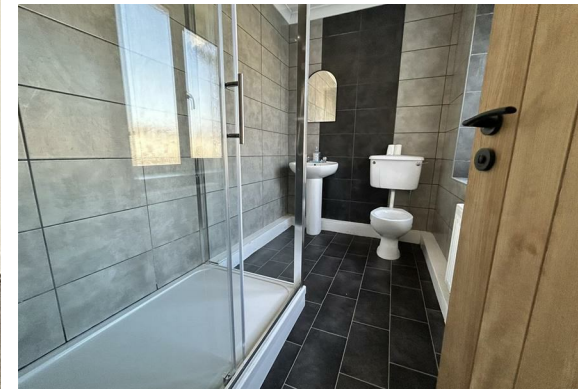
20'11" x 14'2" approx. (6.38m x 4.32m approx.)

Window to front and rear, open feature fireplace with electric point, cupboard housing electricity consumer unit, two radiators, stairs to first floor, door into;

Kitchen

16'2" x 7'4" approx. (4.93m x 2.26m approx.)

Fitted with wall and base units with worktop over, tiled splashback, space for washing machine and tumble dryer, space for fridge freezer, electric cooker with hob and extractor over, wood effect flooring, window to side, radiator, wall mounted boiler, door to rear.





Landing

Loft access.

Bedroom One

16'4" x 7'4" approx. (5.00m x 2.26m approx.)

Two windows to the side, two radiators.

Bedroom Two

14'7" x 8'9" approx. (4.47m x 2.67m approx.)

Window to front, radiator.

Bedroom Three

9'8" x 5'2" approx. (2.95m x 1.60m approx.)

Window to front, radiator.

Shower Room

8'7" x 6'9" approx. (2.62m x 2.06m approx.)

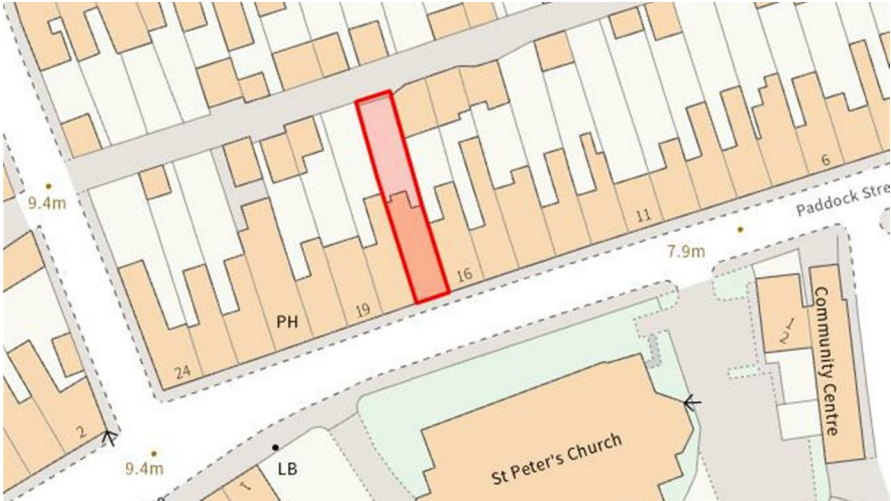
Fitted with WC, pedestal wash hand basin, shower cubicle with tiled surround, wooden effect flooring, window to rear with obscured glass, tiled walls, radiator.

Externally

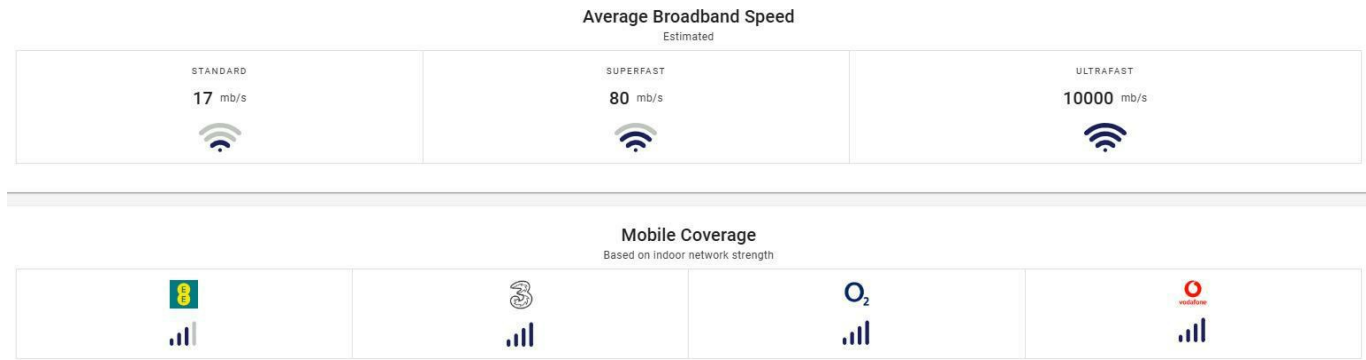
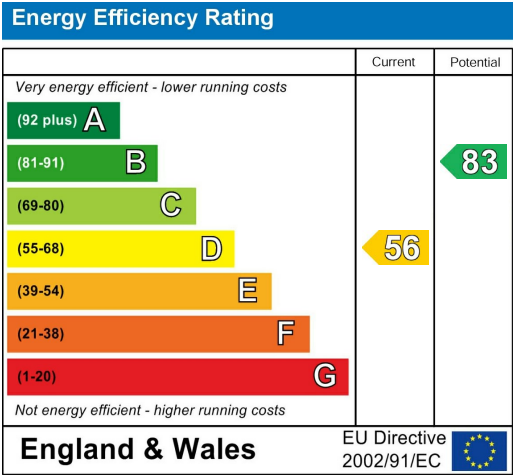
Enclosed rear patio garden with artificial grass with rear lane access.



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
- On Road Parking
- EPC - D
- Approx. 75m2
- Council Tax - B
- Mains Gas, Electric, Water & Drainage
- Freehold
- 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 firm's 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 fittings 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.

