



69 Llewellyn Street, Llanelli, SA15 1BD

£110,000

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Davies Craddock Estates are pleased to present for sale this two bedroom property on Llewellyn Street, Llanelli.

The property has newly been refurbished and boasts a spacious living room, kitchen and bathroom on the ground floor and two bedrooms on the first floor. Externally, there is an enclosed garden, mostly laid to lawn. The property is close to local schools, shop and amenities and a short walk to Llanelli Town Centre.

Viewing is essential to see what this property has to offer, comprising of;

Entrance

Door into:

Lounge Diner

20'2" x 14'11" approx (6.15 x 4.57 approx)

Windows to fore and rear, stairs to first floor, two radiators.





Kitchen

8'11" x 8'7" approx (2.74 x 2.64 approx)

Window to side, laminate flooring, a range of wall and base units with worktop over, gas hob and electric oven with extractor hood over, sink and drainer with mixer tap, space for washing machine and fridge freezer, radiator.

Inner Hall

Door to side, laminate flooring, door into;

Bathroom

8'11" x 6'11" approx (2.74 x 2.12 approx)

Window to rear, tiled flooring, partly tiled walls, W/C, wash hand basin set in vanity unit, bath with shower over, storage cupboard housing boiler, radiator.

First Floor Landing

Loft access.

Bedroom One

14'4" x 8'5" approx (4.39 x 2.59 approx)

Window to fore, radiator.

Bedroom Two

11'6" x 11'2" approx (3.51 x 3.42 approx)

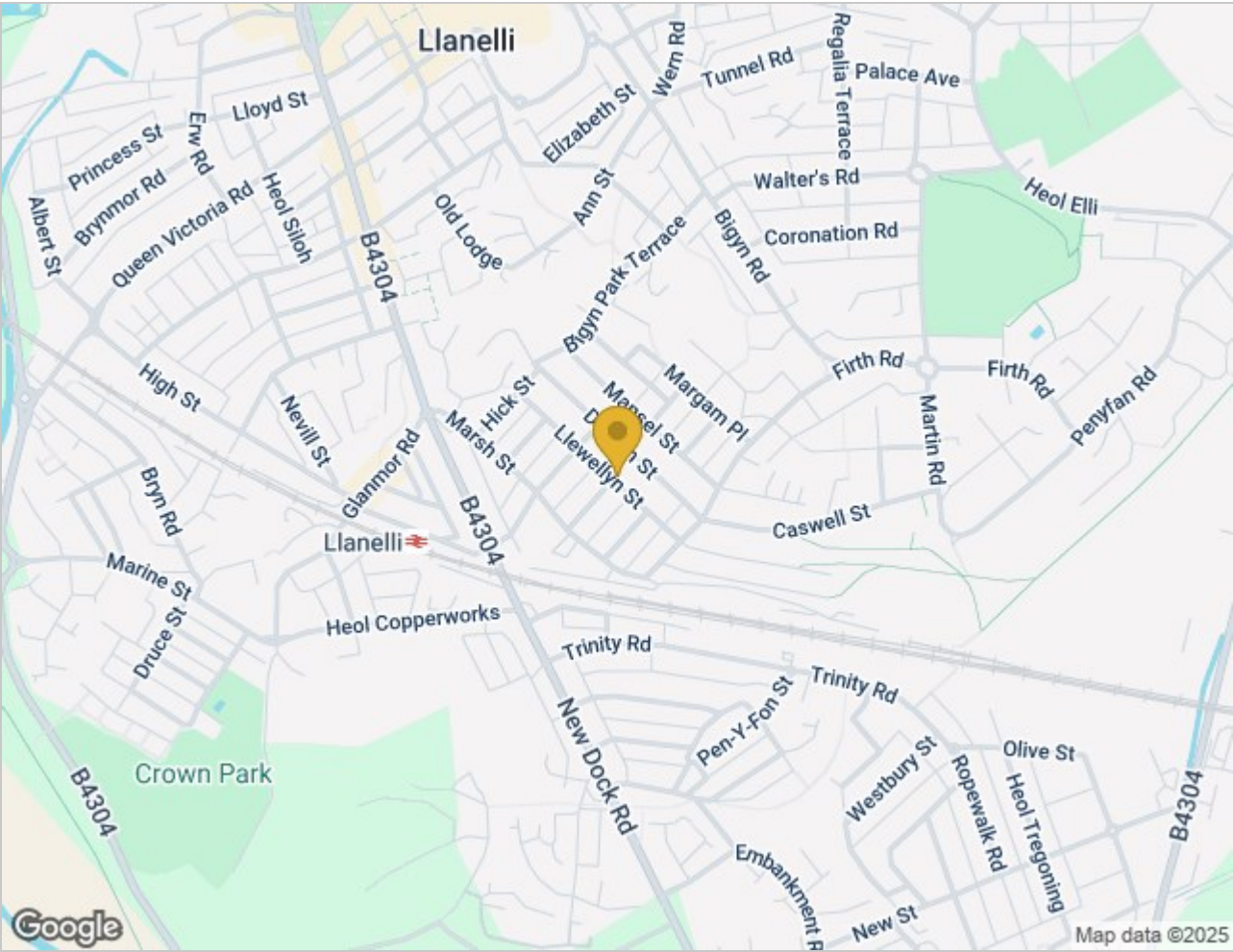
Window to rear, radiator.

Externally

Enclosed rear garden mainly laid to lawn.



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



- End Of Terrace Property
- Two Bedrooms
- Newly Renovated
- EPC -D
- Approx 69m2
- Council Tax - B (OCT 24)
- Mains Electric, Gas, Water & Drainage
- Freehold
- No Onward Chain
- On Road Parking

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | |
| (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.

