55 Station Road, Llanelli, SA14 8UD

£145,000

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Davies Craddock Estates are pleased to present for sale this two bedroom mid terrace property on Station Road, Llangennech.

Tucked away from the road, the property offers a spacious reception room, kitchen and shower room on the ground floor with two bedrooms and bathroom on the first. Externally, and enclosed garden laid to lawn with side gated access.
The property is in need of some renovations, but offers lots of potential.

Situated with quick and easy access to the M4 corridor and a short drive to Llanelli Town Centre and Trostre & Pemberton Retail Parks. Within walking distance to the local schools and all other associated amenities.

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

Entrance Vestibule
Laminate flooring, door into;

Living Room
15'1" x 21'7" approx. (max) (4.61 x 6.60 approx. (max))
Stairs to first floor, laminate flooring, window to front, three radiators, storage cupboards housing meters.

Kitchen

8'8" x 12'7" approx. (2.66 x 3.86 approx.)

Fitted with wall and base units with worktop over, sink and drainer, space for fridge/freezer, washing machine and cooker/oven. Window to rear, vinyl flooring,.

Inner Hallway

Door to side leading to garden.

Shower Room

10'0" x 6'2" approx. (3.05 x 1.89 approx.)

Fitted with W/C, hand wash basin, shower, window to side, radiator.

Stairs/Landing

Window to rear, loft access.

Bedroom One

9'1" x 14'6" approx. (2.77 x 4.42 approx.)

Window to front, radiator.

Bedroom Two

10'11" x 6'10" approx. (3.35 x 2.10 approx.)

Window to front, radiator.

Bathroom

8'11" x 6'9" approx. (2.74 x 2.08 approx.)

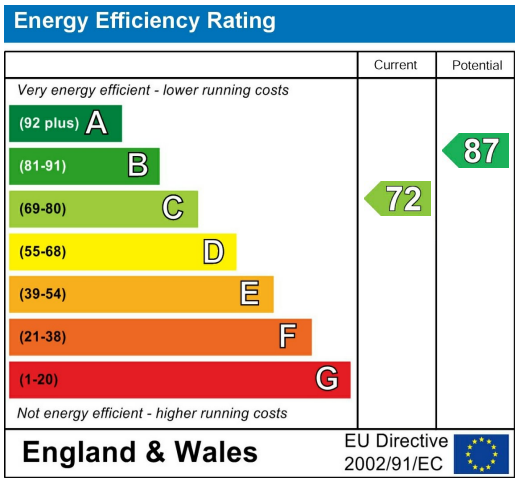
Fitted with W/C, hand wash basin, panelled bath, window to rear. Boiler (WORCESTER)

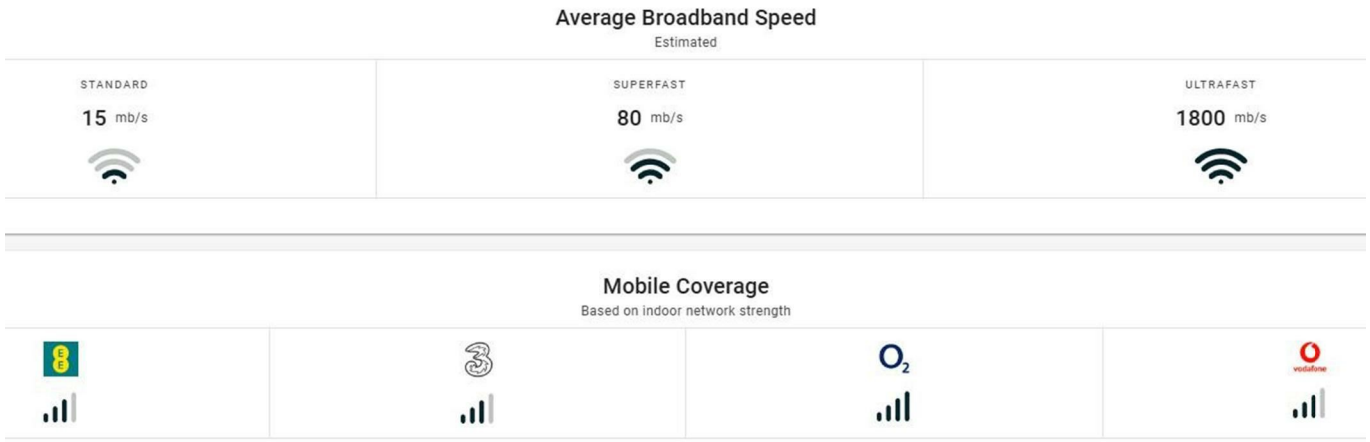
External

Enclosed rear garden mostly laid to lawn with side gated access. Brick shed to side. Right of way access via no.53

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

- Mid Terrace Property
- Two Bedrooms
- Enclosed Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Approx 95m2
- Council Tax - B (May 2025)
- 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 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.

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