



38 Cae Glas, Llanelli, SA14 8AR
£85,000

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Davies Craddock Estates are delighted to present for sale a great opportunity to purchase this three bedroom terraced home set in the convenient location of Cae Glas, Llanelli.

The property comes with no onward chain with some upgrading works required, comprising of a spacious family room and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor, externally there is an enclosed rear garden with a driveway to the front for off road parking.

As an ideal first home we anticipate a high demand of interest in this property with viewing essential to appreciate all that it has to offer.

Further comprising :

Entrance

Door into

Hallway

Stairs to first floor, laminate flooring, radiator.

Lounge

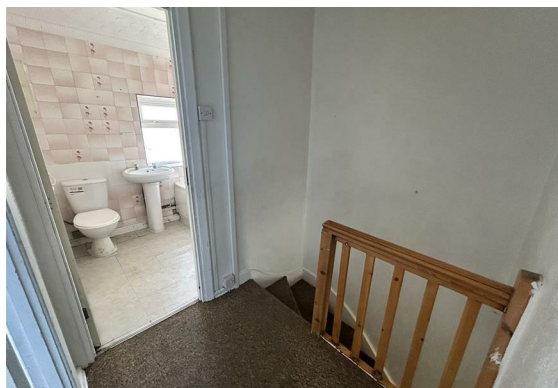
13'7" x 11'11" approx (4.16 x 3.64 approx)

Window to fore, laminate flooring, radiator.

Dining Room

13'8" x 10'4" approx (4.19 x 3.17 approx)

Laminate flooring, feature fireplace, radiator.





Kitchen

9'1" x 11'11" approx (2.77 x 3.65 approx)

Window to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, electric hob and oven with extractor fan over, space for washing machine, sink and drainer with mixer tap.

Cloakroom

2'8" x 12'1" approx (0.82 x 3.70 approx)

Window to rear, laminate flooring, W/C.



First Floor Landing

Loft access.

Bedroom One

9'10" x 13'0" approx (3.01 x 3.97 approx)

Window to fore, radiator.



Bedroom Two

12'3" x 9'3" approx (3.74 x 2.82 approx)

Window to rear, two storage cupboard one housing boiler, radiator.

Bedroom Three

7'4" x 10'5" approx (2.24 x 3.18 approx)

Window to fore.

Bathroom

5'10" x 6'6" approx (1.78 x 1.99 approx)

Window to rear, fully tiled walls, W/C, pedestal wash hand basin, bath with shower over, radiator.

Externally

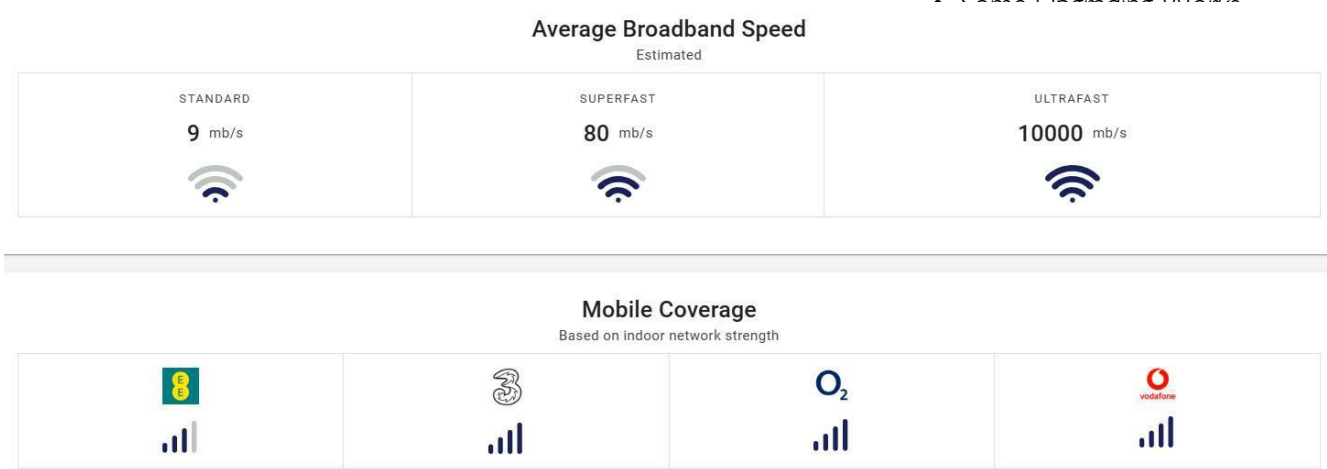
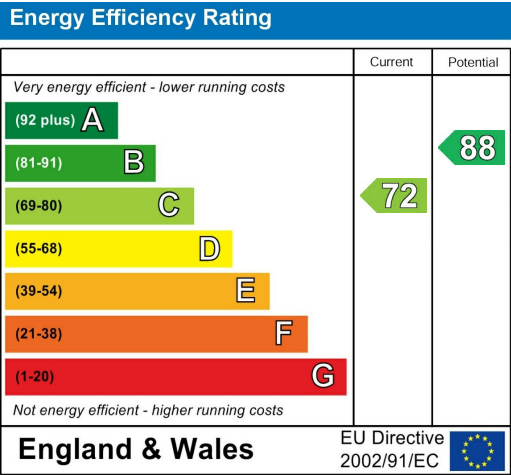
Off road parking to fore. Enclosed rear garden.



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



- Three Bedroom Mid Terraced Home
- Freehold
- No Chain
- EPC - C
- Approx 74 m2
- Driveway
- Mains Gas , Water , Electricity & Drainage
- Convenient Location
- Council Tax Band - B (April 25)
- Close to local amenities



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.

