



40 Catherine Street, Llanelli, SA15 2NY  
£129,995

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We are delighted to present for sale 40 Catherine Street set in the popular location of Seaside, Llanelli.

This mid terraced two bedroom home has been recently renovated and comes complete with , entrance hallway into a spacious lounge with patio doors to rear, fitted kitchen with a range of wall and base units leading to a wc and separate bathroom for convenience, rear garden access is via an outer hallway. To the first floor there is two generous bedrooms and landing. Externally the property has an enclosed garden with storage shed and wc, which has the potential ( with correct planning consent ) to provide off road parking via rear lane access.

The property comes with no onward chain and briefly comprises:

## **ENTRANCE HALL**

## **LOUNGE**

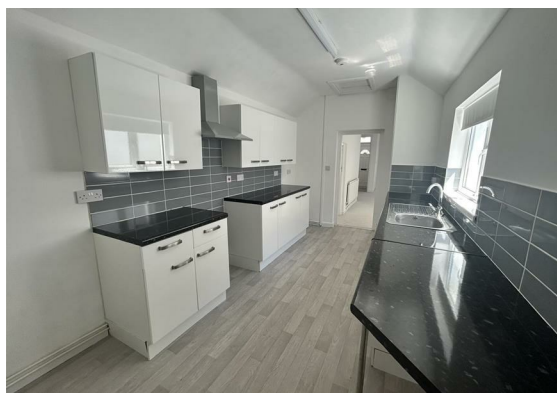
**22'3" x 14'0" approx (6.80m x 4.29m approx)**

Upvc double glazed french doors leading to rear garden, stairs in lounge, storage cupboard, 3 radiators.

## **KITCHEN**

**15'0" x 8'2" approx (4.58m x 2.51m approx)**

Radiator, Upvc double glazed window, range of base and wall units incorporating stainless steel sink unit, space for cooker, extractor fan, built in cupboard housing gas combination boiler, vinyl flooring, partially tiled walls.







## WC

5'6" x 2'7" (1.69m x 0.79m )

## BATHROOM

8'0" x 5'1" approx (2.45m x 1.56m approx)

Radiator, Upvc double glazed window, bath with shower over, wash hand basin, tiled walls, tiled floor, storage cupboard.

## OUTERHALL

UPVC Door to rear garden.

## FIRST FLOOR

### LANDING

Loft access, door to:

### BEDROOM ONE

13'11" 9'7" approx (4.25m 2.94m approx)

Radiator, Upvc double glazed window, laminate flooring.

### BEDROOM TWO

12'2" x 8'5" approx (3.72m x 2.59m approx)

Radiator, Upvc double glazed window.

## EXTERNALLY

External outbuildings Shed Gardens Rear garden, rear lane access.




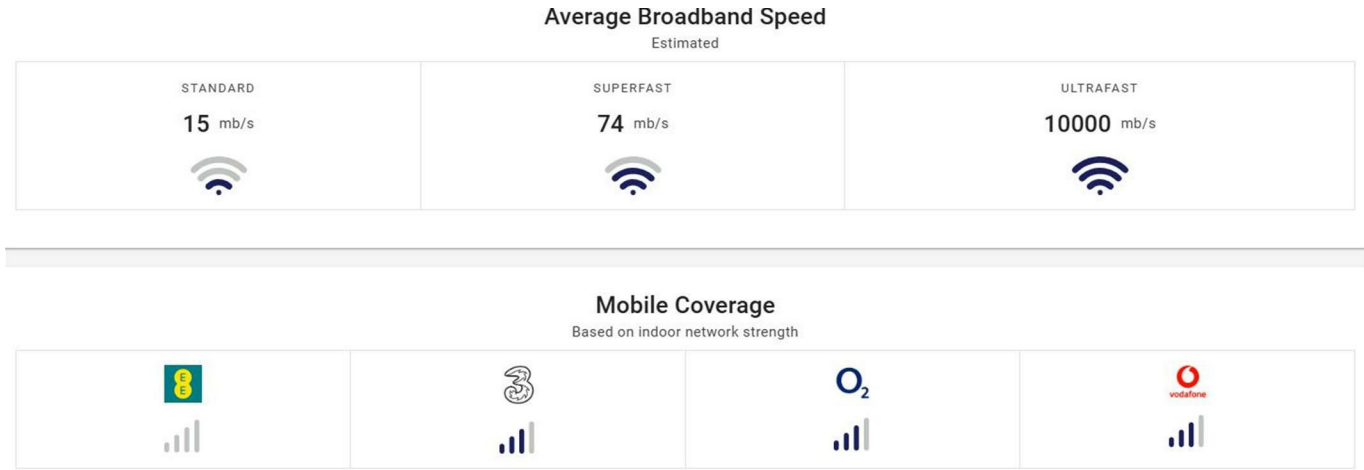


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Freehold
- Three Bedroom Mid Terraced Home
- EPC - C Approx 90m2
- On Road Parking
- Council Tax Band - B ( May 25 )
- Mains, Gas, Water, Electricity & Drainage.
- No Chain
- Walking Distance To Llanelli Beach & Millennium Coastal Path
- Recently Renovated
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.