



61 Swansea Road, Llanelli, SA15 3BJ

£149,950

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Davies Craddock Estates are pleased to offer for sale his three bedroom end of terrace property set in Swansea Road, Llanelli.

Conveniently situated within close proximity to the town centre, local schools and all other associated amenities.

Newly decorated throughout, the property offers a spacious living/dining room, kitchen, bathroom and lean-to on the ground floor with three double bedrooms on the first floor. Externally, a low maintenance courtyard garden with side gated access.

Early viewing is essential to see what this property has to offer. Ideal for First Time Buyer.

Briefly comprising of;

### **Entrance Vestibule**

Tiled flooring leading to;

### **Hallway**

Laminate flooring, radiator, stairs to first floor, door into;

### **Living/Dining Room**

**13'11" x 23'5" approx. (4.26 x 7.16 approx. )**

Window to front and rear, two radiators, laminate flooring, door into;

### **Kitchen**

**13'8" x 9'3" approx. (4.19 x 2.83 approx. )**

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for fridge and freezer, breakfast bar, respatex style splash backs, understairs storage cupboard, tiled flooring, window to side, door to side. leading to lean-to, door into;







## Bathroom

9'4" x 7'0" approx. (max) (2.87 x 2.14 approx. (max))

Fitted with W/C, hand wash basin with cabinet, panelled bath with shower over, wall mirror cabinet, radiator, window to side, tiled flooring, part tiled/resptex walls.

## Lean-to

6'5" x 11'11" approx. (1.98 x 3.64 approx. )

Tiled flooring, space for washing machine, door to external.

## Landing

Storage cupboard, loft access. (not boarded,)

## Bedroom One

10'11" x 11'3" approx. (3.34 x 3.44 approx. )

Two windows to front, radiator, laminate flooring,

## Bedroom Two

14'1" x 9'11" approx. (4.30 x 3.04 approx. )

Window to rear and side, radiator, laminate flooring, wall mounted boiler (VOKERA )

## Bedroom Three

11'0" x 11'3" approx. (3.36 x 3.44 approx. )

Window to rear, radiator, laminate flooring.

## External

Low maintenance courtyard space with side gated access.




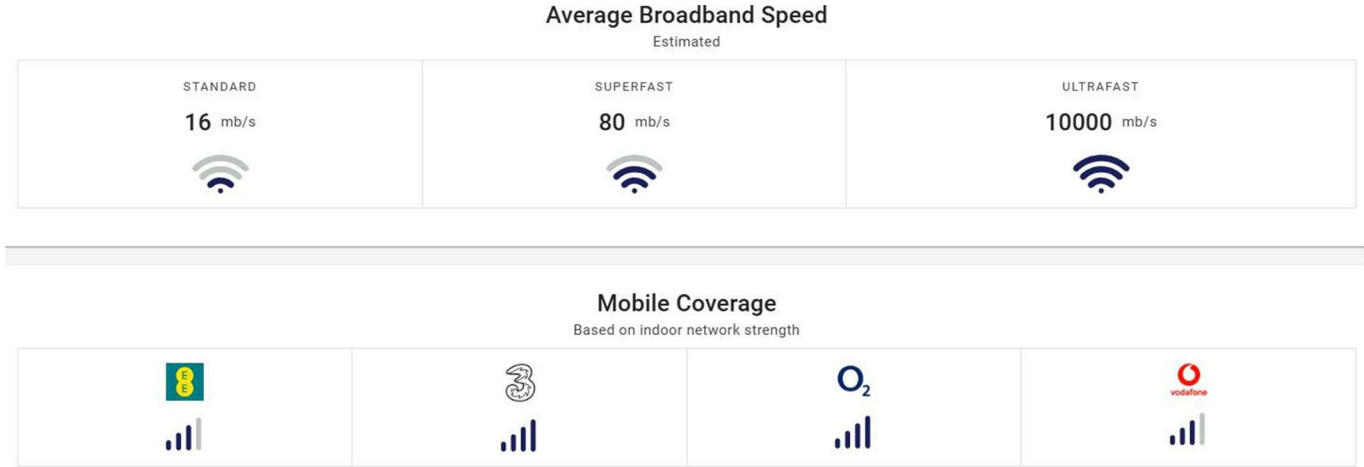


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- End Terrace Property
- Three Bedrooms
- Spacious Living/Dining
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Approx. 103m2
- Council Tax - C
- Newly Decorated
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>65</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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.