



46 Station Road, Llanelli, SA14 8UE

£115,000

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

The property is in need of renovation, but offers lots of potential.

Offering a spacious living room, dining room, kitchen and shower room on the ground floor with three bedrooms and bathroom on the first. Externally, and enclosed garden.

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

Door into:

Lounge

15'2" x 21'9" approx (4.64 x 6.65 approx)

Window to fore, open fireplace, stairs to first floor, radiator.

Dining Room

10'8" x 8'3" approx (3.27 x 2.52 approx)

Window to rear, radiator, opening into:





Kitchen

15'8" x 9'0" approx (4.78 x 2.76 approx)

Window to rear and side, wall and base units with worktop over, sink and drainer with mixer tap, wall mounted boiler, door to side.

Shower Room

7'9" x 4'8" approx (2.37 x 1.43 approx)

Shower, W/C, radiator.



First Floor Landing

Bedroom One

13'2" x 8'6" approx (4.03 x 2.61 approx)

Window to fore, radiator.

Bedroom Two

11'1" x 9'1" approx (3.40 x 2.77 approx)

Window to rear, radiator.

Bedroom Three

9'10" x 6'2" approx (3.02 x 1.89 approx)

Window to fore, radiator.

Bathroom

8'7" x 8'2" approx (2.62 x 2.51 approx)

Window to side, W/C, pedestal wash hand basin, bath.




Externally

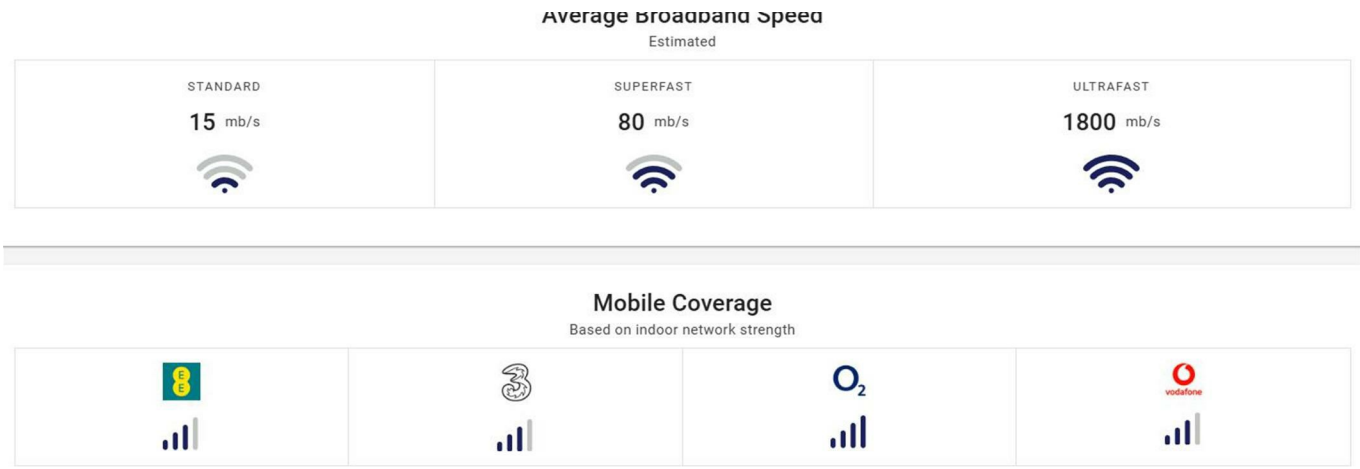
Garden to rear.

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



- Terraced Property
- Three Bedrooms
- Rear Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (Sept 25)
- In Need Of Full Renovation
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 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.

We'd love to hear what you think!

LEAVE US
A REVIEW



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