



66 Pemberton Road, Llanelli, SA14 9BG

£115,000

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Davies Craddock Estates are pleased to present for sale this mid-row cottage style property on Pemberton Road, Llanelli.

The property is set on a larger than average plot, hosting a cosy cottage style property offering two reception rooms and kitchen on the ground floor followed by two bedrooms and bathroom on the first floor.

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

Briefly comprising of;

Entrance

Door into;

Hallway

Stairs to first floor, radiator.

Sitting Room

12'11" x 10'11" approx (3.95 x 3.34 approx)

Window to fore, feature fireplace, under stairs storage cupboard, radiator.

Lounge

21'10" x 11'9" approx (6.66 x 3.59 approx)

Windows to fore and rear, feature fireplace, two radiators.





Kitchen

10'11" x 8'3" approx (3.34 x 2.52 approx)

Window and door to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, space for washing machine, cooker and fridge freezer, sink and drainer, radiator.

First Floor landing

Window to rear, radiator.



Bedroom One

12'11" x 8'9" approx (3.95 x 2.69 approx)

Window to fore, radiator.

Bedroom Two

12'11" x 6'10" approx (3.95 x 2.09 approx)

Window to fore, radiator.

Bathroom

10'0" x 8'0" approx (3.05 x 2.45 approx)

Window to rear, partly tiled walls, W/C, pedestal wash hand basin, bath, two storage cupboards, radiator.

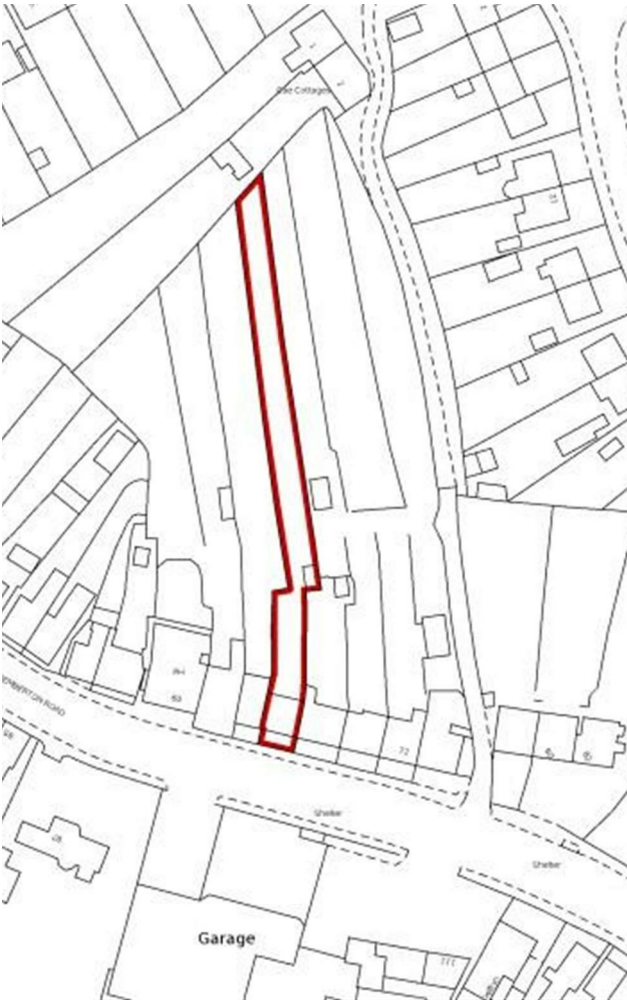
Externally



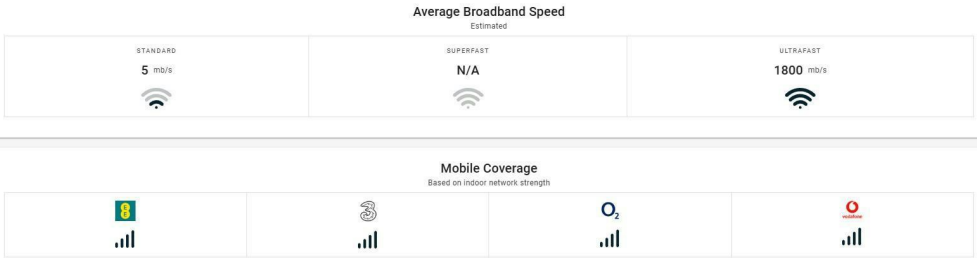
To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Two Bedroom Mid- Terraced Cottage
- On Street Parking
- Two Reception Rooms
- Spacious Garden
- EPC - D
- Approx. 88m2
- Council Tax - B (Feb 25)
- Mains Gas, Electricity Water & Drainage
- Freehold
- No Onward Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 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, 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. 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.