



6 Cornish Place, Llanelli, SA15 2BN

£99,999

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Davies Craddock Estates is pleased to present for sale this mid-terrace property on Cornish Place, Llanelli.

In need of modernising throughout, this property represents an ideal opportunity for a first-time buyer looking to put their own stamp on a home.

The ground floor features two versatile reception rooms, a kitchen, and a bathroom with a separate W/C. Upstairs, the property offers three well-proportioned bedrooms. Externally, the home boasts the rare advantage of a private driveway to the front, along with an enclosed rear garden and a useful outbuilding.

Perfectly situated for local schools and just a short drive from Trostre and Pemberton Retail Parks. Excellent transport links provide easy access to the M4 and Llanelli town centre.

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

### Entrance

Door into:

### Hallway

### Lounge

15'1" x 13'4" approx (4.61 x 4.07 approx)

Window to rear, stairs to first floor, feature fireplace, radiator, doors into:

### Sitting Room

11'10" x 9'0" approx (3.62 x 2.76 approx)

Window to front, radiator.





## Kitchen

13'10" x 9'11" approx (4.24 x 3.03

approx)

Window to side, vinyl flooring, wall and base units with worktop over, sink and drainer, space for washing machine, cooker and fridge freezer, storage cupboard housing boiler, radiator.

## Inner Hall

Door to side.

## Bathroom

7'11" x 6'9" approx (2.42 x 1.98

approx)

Window to rear, tiled flooring and walls, pedestal wash hand basin, corner bath, radiator.

## Separate W/C

Window to side, tiled flooring and walls, W/C, radiator.



## First Floor Landing

Loft access, radiator.

## Bedroom One

11'10" x 9'2" approx (3.62 x 2.80 approx)

Window to front, fitted wardrobes.

## Bedroom Two

10'4" x 7'1" approx (3.17 x 2.18 approx)

Window to rear, built in wardrobes, storage cupboard,

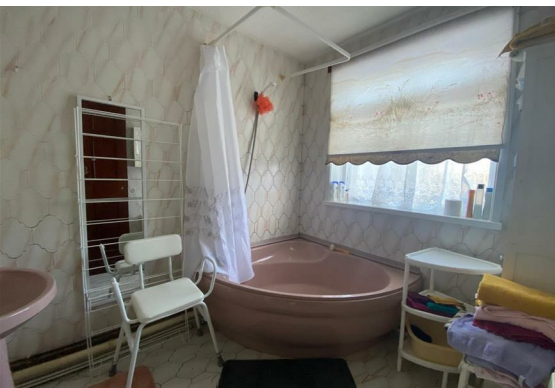
## Bedroom Three

8'9" x 5'11" approx (2.69 x 1.82 approx)

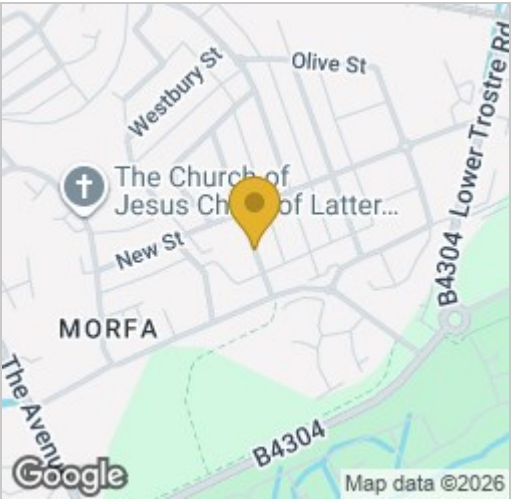
Window to front.

## Externally

Enclosed rear garden.  
Outbuilding

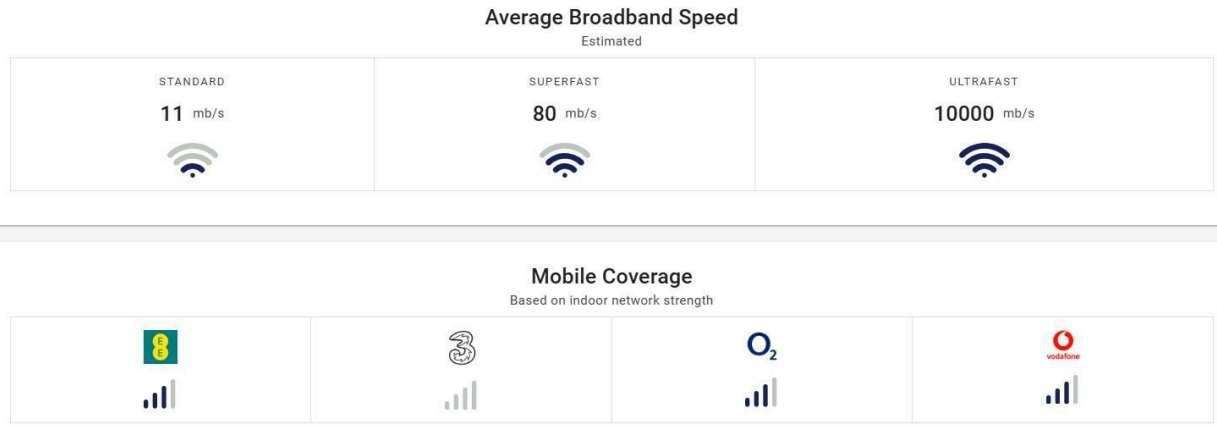


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Garden
- Graage/outbuilding
- Mains Gas, Electric, Water & Drainage
- EPC - D (approx 82m2/882ft2)
- Council Tax - A (Provided by local authority, subject to change)
- Freehold
- No Chain

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>61</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 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!

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A REVIEW



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Reviews ★★★★★

