



8 Coldstream Street, Llanelli, SA15 3BH

£124,995

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Davies Craddock Estates are delighted to present for sale this charming semi-detached property on Coldstream Street, Llanelli. In need of a full renovation, this home presents a fantastic opportunity for an investor or a homeowner with a vision.

Offering two reception rooms, two bedrooms and attic room and a shared garden.

This conveniently located home provides quick and easy access to Llanelli Town Centre, where you'll find a wide range of amenities and local schools.

Offered with no onward chain, an early viewing is highly recommended to fully appreciate the potential and possibilities this property has to offer.



### Entrance Vestibule

Original tiled flooring.

### Hallway

Original Tiled flooring, radiator, stairs to first floor, under stairs storage, door to rear.



### Reception One

14'5" x 24'8" approx. (max) (4.41 x 7.53 approx. (max) )

Bay window to front, stone feature fire place, two radiators, alcove storage, into;







## Kitchen

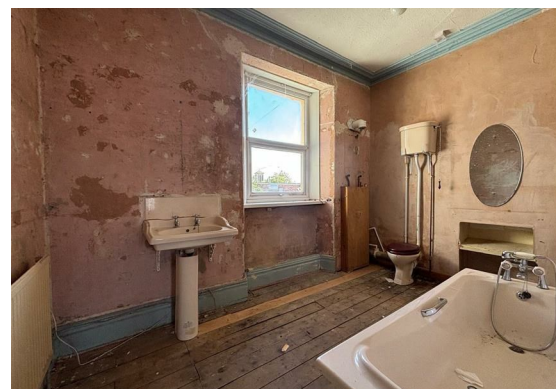
7'9" x 10'3" approx. (2.37 x 3.14 approx. )

Base units with worktop over, sink and drainer, space for oven and fridge/freezer. Window to side and rear, door to side rear.

## Reception Two

10'7" x 16'3" approx. (3.25 x 4.97 approx. )

Stone feature fire place, two windows to side, door to front.



## Landing

Radiator, stairs to second floor.

## Bed One

14'0" x 10'10" approx. (max) (4.27 x 3.32 approx. (max) )

Window to front, radiator.

## Bedroom Two

12'3" x 13'6" approx. (max) (3.74 x 4.12 approx. (max) )

Window to front, radiator.



## Bathroom

11'11" x 11'1" approx. (max) (3.65 x 3.40 approx. (max))

Window to rear. Fitted with W/C, hand wash basin, panelled bath, shower cubicle.

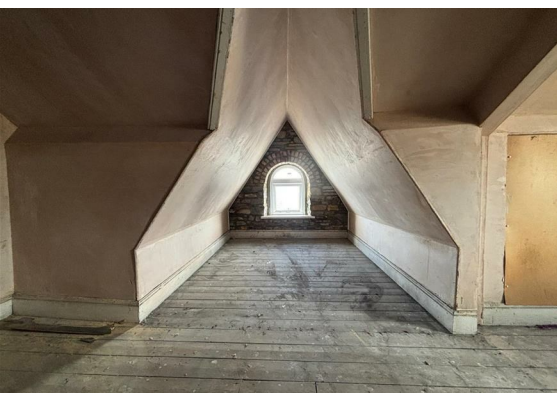
## Storage Cupboard

Shelving

## Attic Room

18'9" x 9'7" approx. (max) (5.72 x 2.94 approx. (max) )

Window to front and side.

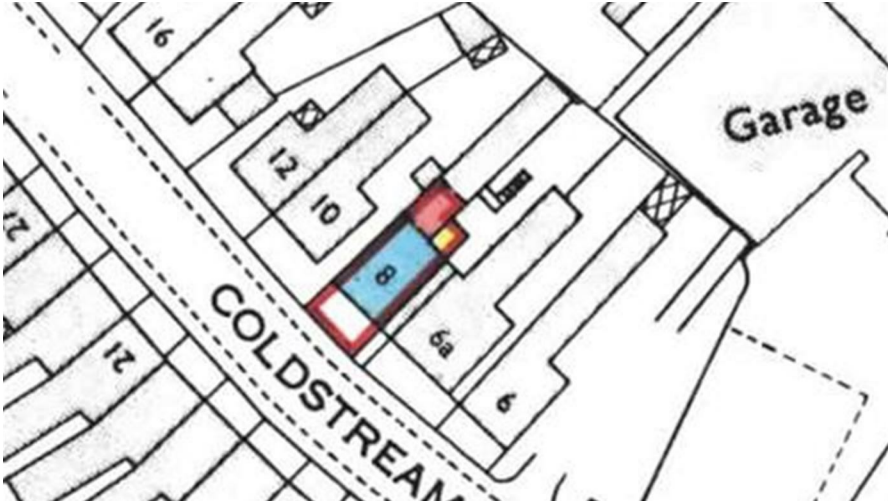


## External

Shared rear garden.

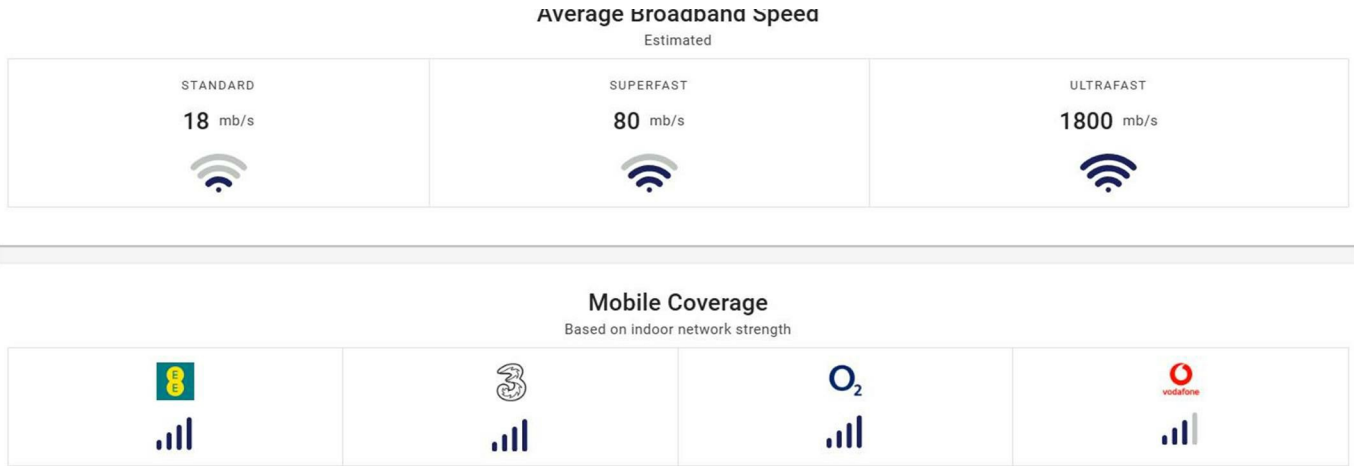


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Porperty
- Two Bedrooms & Attic Room
- Two Reception Rooms
- Shared Rear Garden
- On Road Parking (Permit Required)
- Mains Gas, Electric, Water & Drainage
- EPC - E
- Council Tax - C (SEPT 25)
- Freehold & No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	47	
(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 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 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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Reviews \*\*\*\*\*

