14 Dolau Fawr, Llanelli, SA15 2HW

£109,995

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Davies Craddock Estates are pleased to present this three-bedroom, mid-terrace house located on Dolau Fawr, Llanelli.

The ground floor accommodation consists of an entrance hallway leading to a spacious living and dining area, a kitchen, and a family bathroom. Upstairs, the property provides three bedrooms of various sizes.

Externally, there is a rear garden featuring a paved patio, a lawned area, and a small wooden storage shed. The property is conveniently situated for access to the Millennium Coastal Path, local primary schools, and Llanelli town centre.

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

Entrance
Door into:

Hallway
Stairs to first floor, radiator.

Living Room
20'2" x 15'8" approx (6.16 x 4.78 approx)
Window to front and rear, feature fireplace, radiator.

Kitchen
9'11" x 8'3" approx (3.03 x 2.52 approx)
Window to side, vinyl flooring, wall and base units with worktop over, sink and drainer, space for cooker, space for fridge freezer and washing machine, boiler (Vaillant).

Inner Hallway
Door to side, tiled flooring, door into:

Bathroom
9'4" x 8'3" approx (2.87 x 2.52 approx)
Window to side and rear, tiled walls and flooring, W/C, hand wash basin, bath with shower over, airing cupboard.

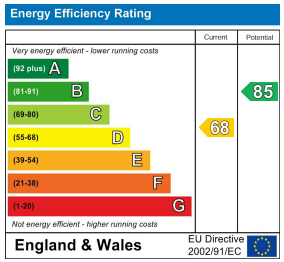
First Floor Landing
Loft access.

Bedroom One
11'6" x 8'1" approx (3.51 x 2.48 approx)
Window to front, radiator.

Bedroom Two
8'1" x 8'4" approx (2.48 x 2.56 approx)
Window to front, radiator.

Bedroom Three
6'6" x 8'1" approx (1.99 x 2.48 approx)
Window to rear, radiator.

Externally
Enclosed rear garden with lawn and patio area, wooden shed, rear lane access.



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

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Average Broadband Speed
Estimated

STANDARD	SUPERFAST	ULTRAFAST
15 mb/s	77 mb/s	10000 mb/s

Mobile Coverage
Based on indoor network strength

- Terrace Property
- Three Bedrooms
- Enclosed Rear Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (provided by local authority, subject to change)
- Freehold
- Approx 74m2/ 796ft2
- No Chain

Total area: approx. 71.1 sq. metres (765.1 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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Google Reviews

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