



26 Tunnel Road, Llanelli, SA15 1LG
£109,995

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Davies Craddock Estates is delighted to present this three-bedroom terraced property on Tunnel Road, Llanelli.

Offering a superb chance for renovation and modernisation, this home is brimming with potential.

The ground floor features two reception rooms, a kitchen, a shower room, and a separate W.C. Upstairs, you'll find three spacious double bedrooms. Externally, there is an enclosed, tiered, low-maintenance rear garden with valuable rear lane access.

Situated just a stone's throw away, for quick and easy access to a variety of shops, restaurants, leisure facilities, and the local cinema. Excellent road links provide easy access to the Trostre and Pemberton Retail Parks for larger shopping needs. Multiple local Schools, including Bigyn, Stebonheath, and Old Road Primary and Coedcae are located within a short distance.

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

Entrance Vestibule

Door into

Hallway

Obscure glass window to side, radiator, stairs to first floor, under stairs storage

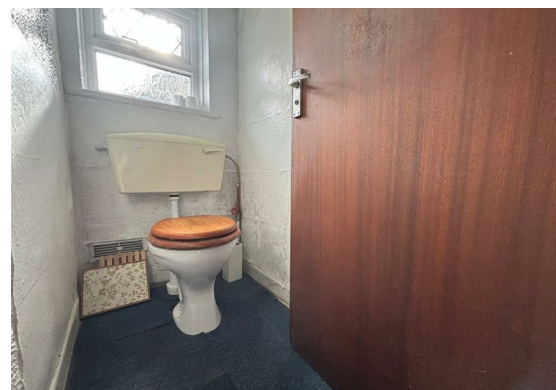
Reception One

12'10" x 10'0" approx (3.92 x 3.07

approx)

Bay window to front, open fire and surround, cupboard (meters) double sliding doors into;





Reception Two

9'9" x 11'5" approx. (2.99 x 3.5 approx.)

Window to rear, radiator, alcove shelving/storage.

Inner Hall

Pantry, door to side.

Kitchen

17'6" x 8'7" approx, (5.35 x 2.62 approx,)

Base units with worktop over, sink and drainer with mixer tap, alcove shelving, laminate flooring, window to side.

Inner Hall

Radiator, loft access.

Shower room

7'3" x 6'1" approx. (2.23 x 1.86 approx.)

Fitted with walk in shower, hand wash basin, part respatex walls, window to side.

W/C

Fitted with W/C, window to rear.

Landing

Storage cupboard, loft access.

Bedroom One

11'0" x 15'3" approx. (3.36 x 4.67 approx.)

Two windows to front, radiator.

Bedroom Two

9'6" x 16'4" approx. (2.9 x 4.98 approx.)

Window to side, radiator, storage cupboard, wall mounted boiler (BAXI)

Bedroom Three

12'6" x 8'5" approx. (3.82 x 2.57 approx..)

Window to rear, radiator.

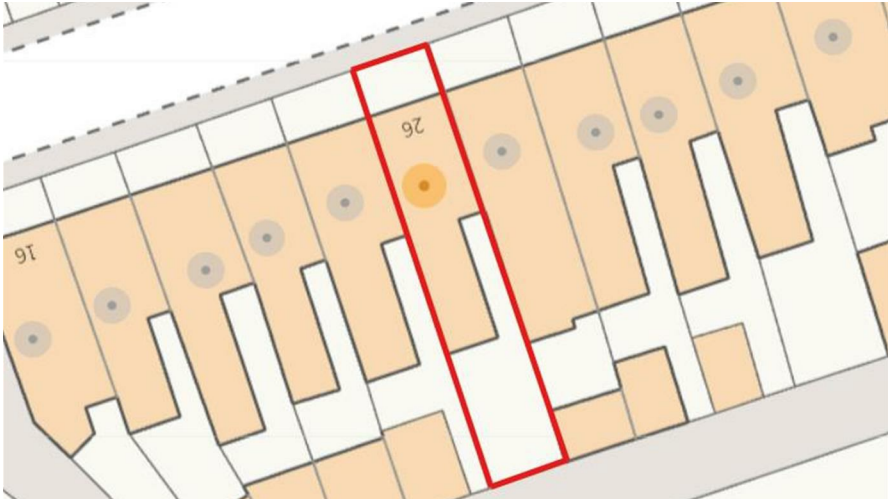
External

FRONT : Gated courtyard garden

REAR : Enclosed tiered garden with lawn and patio area and storage space. Gated rear access.

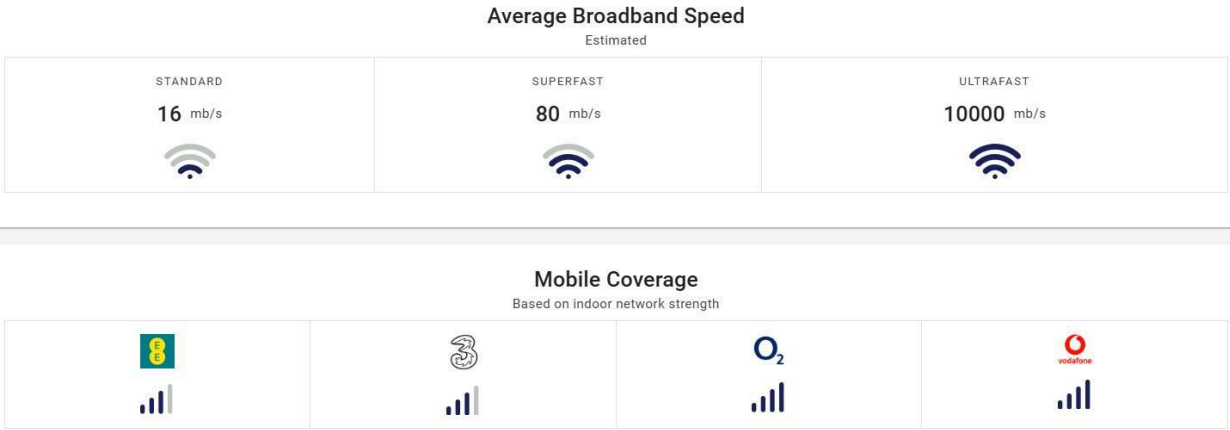


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid-Terrace Property
- Three Bedrooms
- Enclosed Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- Council Tax - B (Provided by local authority, subject to change)
- EPC - D (Approx 100m2/1076 sqft)
- Freehold
- No Chain
- In Need Of Renovation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		61
(55-68) D		
(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!

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A REVIEW



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