



17 Upper William Street, Llanelli, SA15 1SL

£124,995

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Davies Craddock Estates are pleased to present for sale this charming mid-terrace property, ideally situated on Upper William Street, Llanelli.

Ideal for a first-time buyer or an investor, this cosy home offers a well-proportioned layout. The ground floor features a spacious living room that leads through to a modern kitchen and a family bathroom. Upstairs, you will find two generously sized double bedrooms.

Externally, the property boasts a fully enclosed rear garden featuring a raised lawn area and the added convenience of rear lane access.

The property is just a short walk from Llanelli Town Centre, providing easy access to local shops, the East Gate Shopping Centre, and excellent transport links including the nearby train station.

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





### Entrance

Via uPVC double glazed door with door into:

### Lounge/Diner

12'4" x 20'6" approx (3.78m x 6.25m approx)

Two uPVC double glazed windows to front and rear, stairs to first floor, radiator, under stairs storage, door into:

### Kitchen

8'11" x 11'3" (2.74m x 3.43m)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, tiled flooring, window to side and rear.

### Hallway

uPVC double glazed obscure door to rear, door to:

### Bathroom

3'9"4" x 6'6" approx (1.2 x 2 approx)

Fitted with W/C, wash hand basin, shower bath, tiled walls, obscure window to rear, tiled flooring.

### Landing

loft access with doors leading to:

### Bedroom One

9'6" x 13'8" approx (2.92m x 4.17m approx)

Window to front, radiator.

### Bedroom Two

10'7" x 10'7" approx (3.25m x 3.25 approx)

Window to rear, storage cupboard housing water tank, radiator.

### External

Enclosed rear garden with access to rear lane.

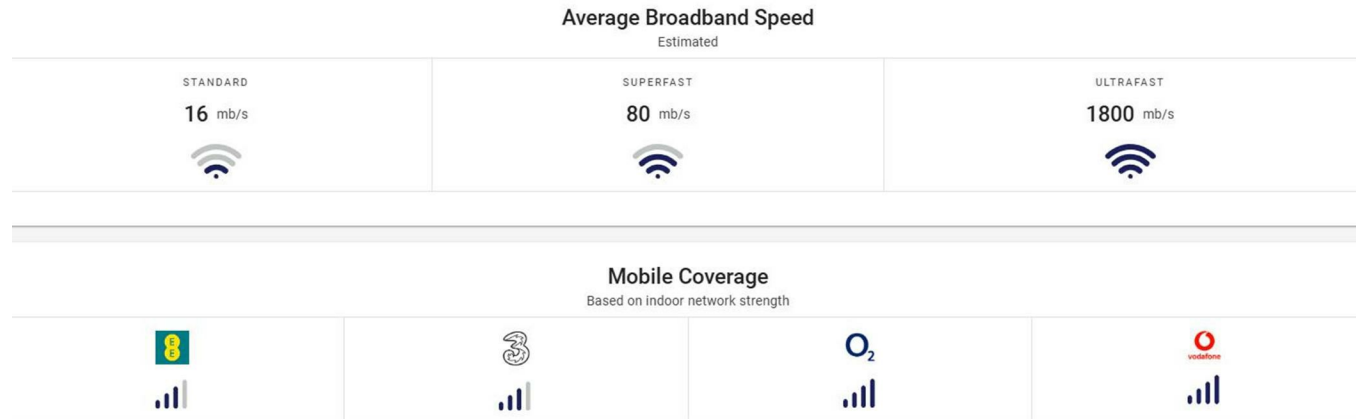


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid Terrace Property
- Two Bedrooms
- On Road Parking (Permit Required)
- Enclosed Garden
- Mains Gas, Electric, Water & Drainage
- Council Tax - B (May 2026)
- EPC - D Approx. 62m2
- No Chain
- Freehold
- Ideal First Time Buy / Investment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>60</b>	
<b>England &amp; Wales</b>	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!

**LEAVE US  
A REVIEW**



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Reviews ★★★★★