

130 Swansea Road, Llanelli, SA15 3BZ

£125,000

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Davies Craddock Estates are pleased to present for sale this mid-terrace property situated on the popular Swansea Road, Llanelli.

In need of some updating and renovation, this property offers excellent potential for first-time buyers or investors alike. The ground floor layout comprises two reception rooms, a kitchen, and a wet-room shower room. To the first floor, there are three comfortable bedrooms. Externally, the property benefits from a low-maintenance courtyard garden.

Conveniently positioned for access to Llanelli town centre, the property is within walking distance of local supermarkets and highly regarded local primary schools such as Stebonheath and Dewi Sant. Excellent transport links are nearby, with local bus routes on the doorstep and Llanelli train station just a short distance away, making it ideal for commuters to Swansea and beyond.

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

























Entrance Vestibule
Laminate flooring, door into;

Hallway
Laminate flooring, radiator, stairs to first floor.

Reception One
9'6" x 12'5" approx. (2.91 x 3.81 approx.)
Window to front, radiator, laminate flooring, alcove storage.

Reception Two
11'7" x 12'5" approx (3.54 x 3.81 approx)
Window to rear, radiator.

Kitchen
14'10" x 9'8" approx. (4.53 x 2.97 approx.)
Fitted with wall and base units with worktop over, sink and drainer, space for fridge/freezer, cooker & washing machine, two radiators, tiled flooring, window to side.

Inner Hall
Tiled flooring, external door to side.

Shower Room
8'2" x 9'8" approx. (2.51 x 2.97 approx.)
Fitted with W/C, hand wash basin, walk-in shower, window to side.

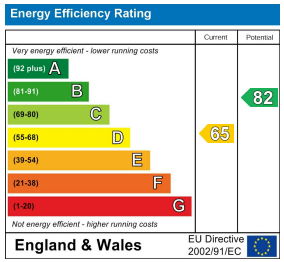
Landing
Window to rear, loft access.

Bedroom One
12'7" x 6'6" approx. (3.86 x 2.00 approx.)
Window to front, radiator, laminate flooring.

Bedroom Two
8'5" x 9'6" approx. (2.59 x 2.92 approx.)
Window to rear, radiator, laminate flooring.

Bedroom Three
10'1" x 5'4" approx. (3.08 x 1.64 approx.)
Window to front, radiator, laminate flooring.

External
Enclosed rear courtyard garden with rear lane access. Store Room.



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.

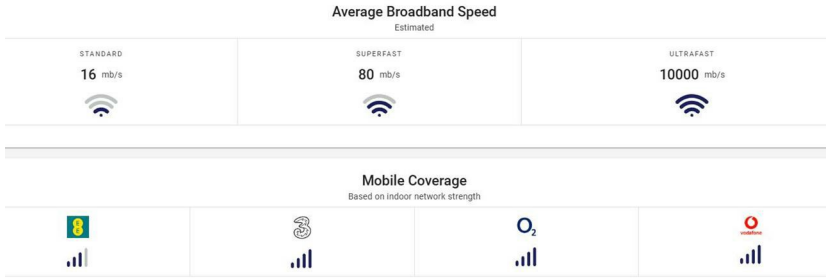
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

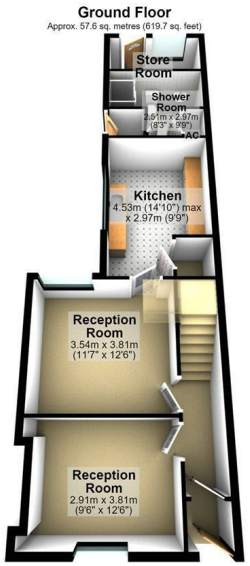
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- Mid-Terraced Property
- Three Bedrooms
- Courtyard Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D Approx. 80m2

- Council Tax Band - B (Information provided by the local authority, subject to change).
- Freehold
- No Chain
- Awaiting Grant Of Probate





Total area: approx. 88.1 sq. metres (947.9 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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