



23 Long Row, Llanelli, SA15 4LW
£159,999

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Davies Craddock Estates is pleased to present for sale this charming cottage-style terrace located on the popular Long Row in Felinfoel, Llanelli.

While the property requires a scheme of updating and modernisation, it offers potential for an investor or first-time buyer looking to create a bespoke home. The ground floor accommodation comprises a entrance hallway leading into a front sitting room, followed by a spacious secondary living/kitchen area. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom, while the exterior features a tiered rear garden with a patio, lawn, and a versatile outbuilding.

Perfectly positioned for convenience, this home is situated in the heart of the vibrant Felinfoel community, within easy walking distance of well-regarded local schools such as Ysgol Y Felin and Bryngwyn School and close proximity to the scenic Parc Howard as well as the nearby Swiss Valley Reservoir. Furthermore, transport links provide quick access to the M4 corridor and Trostre and Pemberton Retail parks.

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





Entrance

Door into:

Hallway

Stairs to first floor, under stairs storage cupboard, vinyl flooring, radiator.

Living Room

Window to front, feature gas fire, radiator.

Kitchen/Living Area

Window and door to rear, feature fireplace with electric fire, radiator.

Wall and base units with worktop over, sink and drainer with mixer tap, gas hob with extractor fan over, mid level oven, space for fridge freezer and washing machine, wall mounted boiler.



First First Landing

Airing cupboard.

Bedroom One

Window to rear, storage cupboard, radiator.



Bedroom Two

Window to front radiator.

Bedroom Three

Window to front , built in wardrobe, radiator.

Bathroom

Window to rear, W/C, hand wash basin, bath with shower over, radiator.



Externally

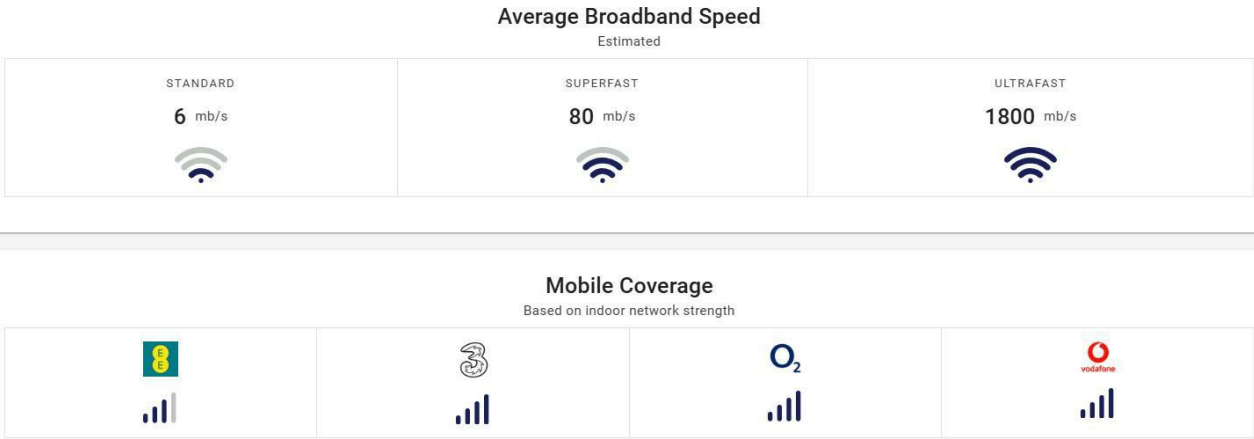
Tiered garden with patio and lawn areas, outbuilding.

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



- Terraced Cottage Style Property
- Three Bedrooms
- Enclosed Rear Garden
- On Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - D (Approx 65m2/699ft2)
- Council Tax - C (Provided by local authority, subject to change)
- Freehold
- No Chain
- Awaiting Grant Of Probate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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