



33 Long Row, Llanelli, SA15 4LW
£129,995

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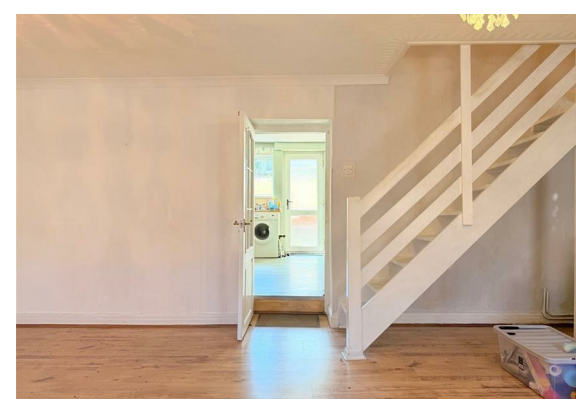


Davies Craddock Estates is pleased to present for sale this charming cottage-style terrace located on the popular Long Row in Felinfoel, Llanelli.

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 generous living room, followed by a spacious secondary kitchen diner. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom, while the exterior features a tiered rear garden with a patio areas.

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

Living Room

13'0" x 18'2" approx. (3.97 x 5.55 approx.)

Two windows to front, radiator, laminate flooring, stairs to first floor,

Kitchen/Diner

12'5" x 16'4" approx. (3.79 x 5. approx.)

Fitted with wall and base units with worktop over, sink and drainer, free standing cooker with extractor hood over, space for fridge freezer and washing machine, laminate flooring, radiator, two window to rear, wall mounted boiler (VAILLANT)

Landing

Loft access, airing cupboard.

Bedroom One

12'5" x 8'9" approx. (3.79 x 2.69 approx.)

Window to rear, radiator, built in wardrobe with mirrored sliding doors.

Bedroom Two

11'3" x 8'9" approx. (3.45 x 2.69 approx.)

Window to front, radiator, built in wardrobes.

Bedroom Three

7'4" x 9'0" approx. (2.26 x 2.76 approx.)

Window to front, radiator.

Bathroom

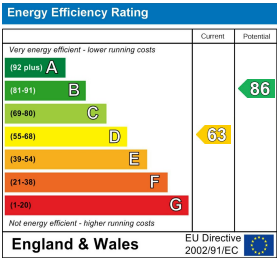
9'0" x 6'4" approx. (2.76 x 1.94 approx.)

Fitted with W/C, hand wash basin vanity, panelled bath with electric shower over, part tiled walls, vinyl flooring, window to rear.

External

Enclosed rear garden with patio area with steps up to tiered garden, wooden shed.





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.

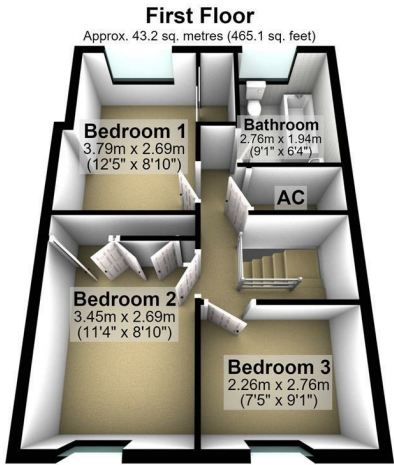
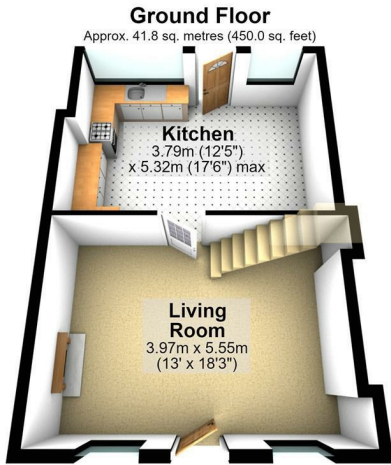
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.

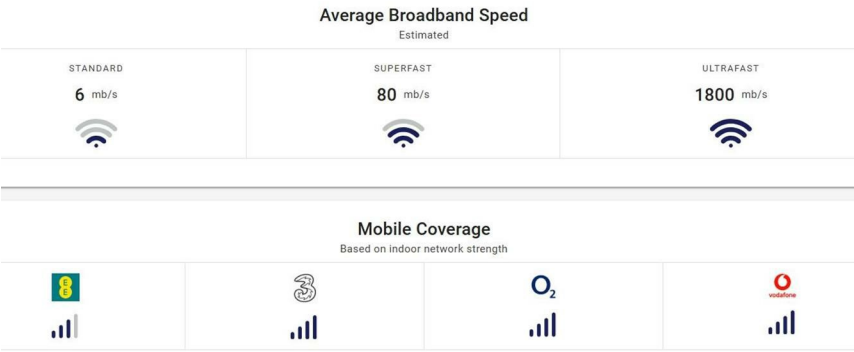


- Mid Terrace Cottage Style Property
- Three Bedrooms
- Enclosed Tiered Garden
- On Road Parking (no permit required)
- EPC - D - Approx. 64m2

- Council Tax Band - B (Information provided by the local authority, subject to change).
- Mains Gas, Electric, Water & Drainage
- Freehold
- No Chain
- In Need Of Modernisation.



Total area: approx. 85.0 sq. metres (915.1 sq. feet)



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