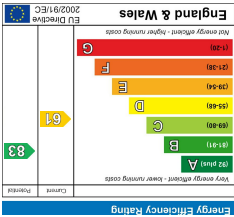
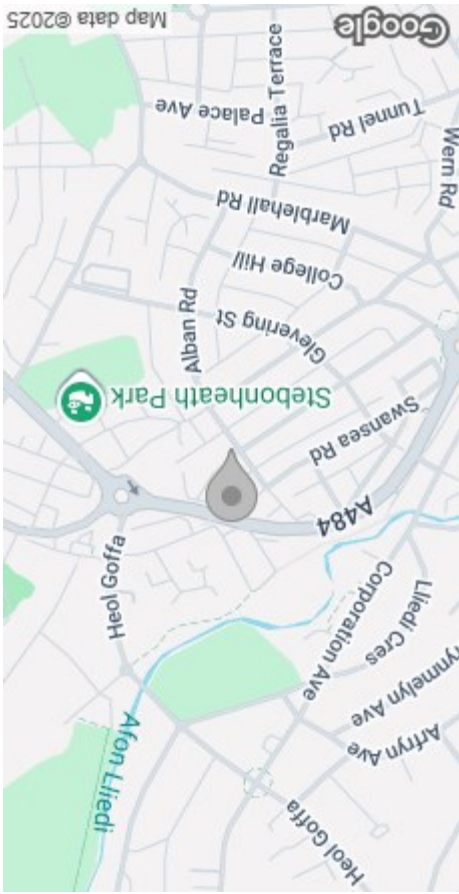




11 Murray Street, Llanelli, SA15 1AQ
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EPC



AREA MAP



FLOOR PLAN



100 James Street
, Llanelli, SA15 1EB
Offers Around £135,000



GENERAL INFORMATION

This delightful mid-terrace house presents an excellent opportunity for both families and first-time buyers. Recently decorated throughout, the property boasts a fresh and inviting atmosphere, ready for you to move in and make it your own.

Upon entering, you will find two spacious reception rooms that offer versatile living spaces, while the conveniently located bathroom and separate W.C on the ground floor enhance practicality for everyday living.

The first floor features three bedrooms. An added bonus of this property is the garage, providing valuable storage space or the potential for a workshop.

The current owner has made significant updates, including modernising the electrical system, with certificates available upon request for your peace of mind. The property is situated within walking distance of the town centre, ensuring easy access to a variety of shops, schools, and colleges, as well as excellent transport links for those commuting.

With no onward chain, this home is ready for a swift and smooth transition.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

HALLWAY

LIVING ROOM
12'6" x 9'6" (3.82m x 2.90m)

DINING ROOM
9'10" x 11'10" (3.02m x 3.61m)

KITCHEN
9'2" x 15'1" (2.8m x 4.62m)

INNER HALLWAY

FAMILY BATHROOM

SEPARATE W.C

FIRST FLOOR



LANDING

BEDROOM 1
10'3" x 10'0" (3.13m x 3.06)

BEDROOM 2
11'3" x 11'5" (3.43m x 3.5m)

BEDROOM 3
6'0" x 8'8" (1.83m x 2.66m)

PARKING
ON STREET
GARAGE TO REAR ACCESS VIA LANE

COUNCIL TAX BAND = B

EPC = D
SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water
Broadband - Not currently at the property.
Mobile - There are no known issues with mobile coverage using the vendors current supplier,
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

