



114 New Dock Road, Llanelli, SA15 2HE
£165,000



Davies Craddock Estates are pleased to present for sale this semi-detached property on New Dock Road, Llanelli.

Boasting original features, the property offers two reception rooms, a well appointed kitchen with separate utility room and bathroom on the ground floor with three bedrooms and a dressing room/office space (currently used as a fourth bedroom) on the first floor.

Externally, you are welcomed by a gated courtyard garden followed by an enclosed spacious rear garden with patio and lawn area with mature trees. Space to the rear parking and access.

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

External

To front; Welcomed to an enclosed courtyard garden.

Entrance

Door into;

Hallway

Laminate flooring, loft access.

Reception One

18'9" x 12'0" approx. (max) (5.74 x 3.67 approx. (max))

Bay window to front, electric fire with surround, wooden flooring, two radiators.

Reception Two

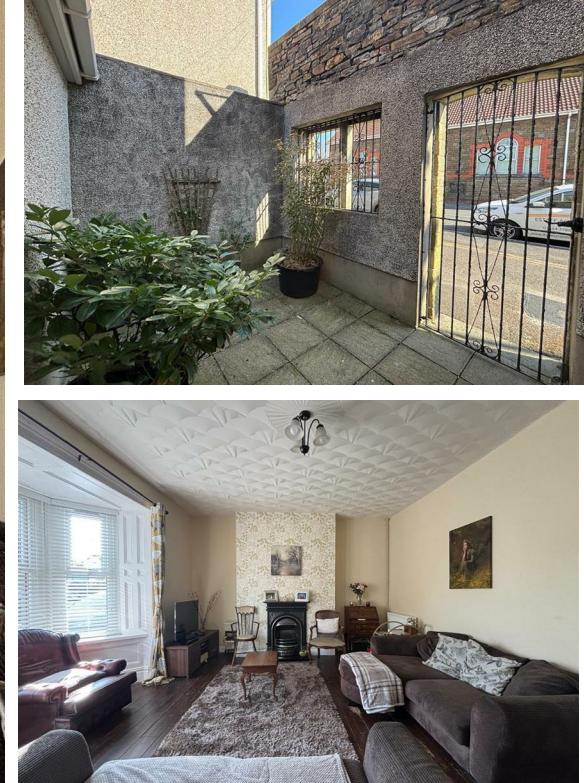
18'9" x 12'0" approx. (max) (5.74 x 3.67 approx. (max))

Window to rear, window to side and rear, radiator, stairs to first floor.

Bathroom

7'4" x 7'1" approx. (2.24 x 2.18 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, heated towel rack. Window to rear, vinyl flooring, part tiled walls.





Utility

13'6" x 6'10" approx. (4.12 x 2.10 approx.)

Fitted with wall and base units with worktop over. Space for washing machine and tumble dryer. Two windows to side, door to rear, laminate flooring.



Kitchen

11'5" x 9'11" approx. (3.48 x 3.04 approx.)

Fitted with wall and base units with worktop over, integral fridge/freezer, oven and ceramic hob with extractor hood over, sink and drainer with mixer tap. Window to rear, radiator, laminate flooring. Boiler (BAXI)

Landing

Window to side, radiator.

Bedroom One

15'7" x 11'10" approx. (4.76 x 3.61 approx.)

Window to front, radiator



Dressing Room/Office

13'8" x 6'4" approx. (4.17 x 1.95 approx.)

Window to side, radiator. (Currently used as a bedroom.)



Bedroom Two

9'1" x 13'10" approx. (max) (2.77 x 4.22 approx. (max))

Window to rear, radiator.

Bedroom Three

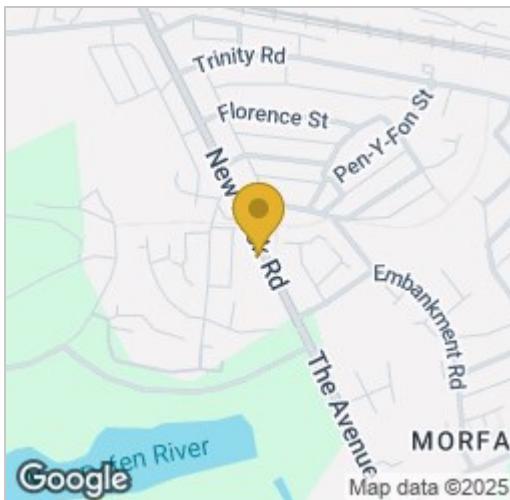
8'5" x 9'1" approx. (2.59 x 2.78 approx.)

Window to rear, radiator.

External

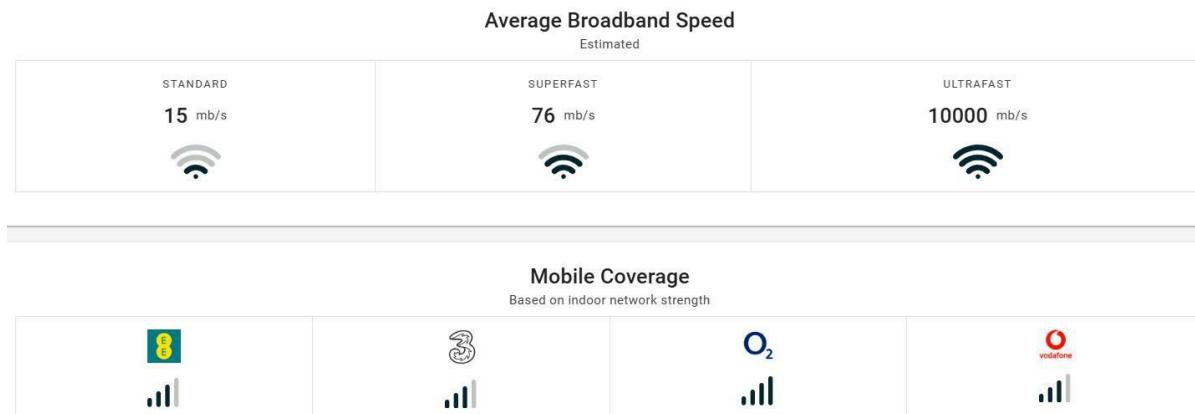
Enclosed garden with rear access. Patio area leading to lawn with mature trees. Space to rear for parking.

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



- Semi-Detached Property
- Three Bedrooms
- Dressing Room/Office
- Enclosed Rear Garden
- Parking To Rear
- Council Tax - B
- EPC - D 131m²
- Main Gas, Electric, Water & Drainage
- No Chain
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	66	
(55-68) D		
(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 firms 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.

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