

31 Caroline Street, Llanelli, SA15 2PB

£129,995

2 1 2 D

Est 1978

Davies Cradock Estates are delighted to present for sale this fantastic, well-presented mid-terrace property located in the popular Seaside area of Llanelli on Caroline Street.

Ideal for first-time buyers or investors, this charming home sits just a stone's throw from Llanelli Beach and the Millennium Coast Path, while offering quick and easy access to local schools, the town centre, and everyday amenities.

The well-presented interior features a front sitting/dining room, followed by a cosy living room. A well appointed fitted kitchen, and a convenient ground-floor bathroom, alongside two double bedrooms on the first floor and attic space.

Externally, the property boasts an enclosed, low-maintenance courtyard garden with the added benefit of detached garage.

Early viewing essential to fully appreciate all that this delightful home has to offer.

- Mid Terrace Property
- Two Bedrooms
- Enclosed Courtyard Garden
- Detached Garage to Rear
- EPC - D Approx. 89m2
- Council Tax - B (provided by local authority, subject to change)
- Mains Gas, Electric Water & Drainage
- Freehold
- Viewing Essential

























Entrance Hallway

Tiled flooring, radiator, under stairs storage cupboard.

Sitting/Dining Room

9'6" x 11'1" approx. (2.90 x 3.39 approx.)

Window to front, radiator, open fire place with surround.

Living Room

12'4" x 12'4" approx. (3.76 x 3.76 approx.)

Window to rear, radiator, gas fire and surround, stairs to first floor.

Kitchen

13'1" x 8'0" approx. (3.99 x 2.46 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, mid level oven, gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer and washing machine, tiled splash backs, radiator, tiled flooring, window, Boiler - BAXI

Inner Hallway

Tiled flooring, storage cupboard, external door to side.

Bathroom

6'7" x 8'0" approx. (2.03 x 2.46 approx.)

Fitted with W/C, hand wash basin, shower cubicle, panelled bath, tiled flooring, window to rear.

Bedroom One

9'7" x 14'4" approx. (2.94 x 4.38 approx.)

Window to front, radiator.

Bedroom Two

12'2" x 11'2" approx. (3.72 x 3.42 approx.)

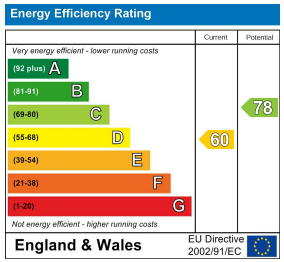
Window to rear, radiator, laminate flooring, door to attic room

Attic Space

Velux window.

External

Enclosed courtyard garden with detached garage (not inspected)



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.

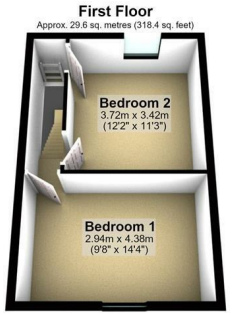


Average Broadband Speed
Estimated

STANDARD	SUPERFAST	ULTRAFAST
14 mb/s	67 mb/s	1800 mb/s

Mobile Coverage
Based on indoor network strength





Total area: approx. 77.3 sq. metres (832.2 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

SCAN ME Google Reviews

18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ
T. 01554 779444 | **E.** estates@dcestates.co.uk
www.daviescraddock.co.uk

Est 1978