26 Catherine Street, Llanelli, SA15 2NY

£109,995

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Davies Craddock Estates are pleased to present for sale this charming mid-terrace property located in Catherine Street, Llanelli.

Offering huge potential, this home is an ideal opportunity for first-time buyers. The ground floor features an inviting entrance hallway leading to two spacious reception rooms, a kitchen, and a bathroom with a separate W/C. Upstairs, you will find two well-proportioned bedrooms with stairs leading to a versatile attic room. Externally, the property boasts a low-maintenance courtyard garden to the rear.

Perfectly placed for convenience, this home is within walking distance of Llanelli Town Centre and the St Elli Shopping Centre. Local schools and Llanelli Railway Station are nearby, while the scenic Millennium Coastal Park along with the newly opened Pentre Awel is just a short distance away.

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

Further comprising :

Entrance Hallway
Wooden flooring, under stairs storage cupboard.

Reception Room One
11'7" x 10'0" approx. (3.54 x 3.06 approx.)
Window to front, alcove storage shelving/cupboards, radiator.

Reception Room Two
11'7" x 12'5" approx (max) (3.54 x 3.79 approx (max))
Window to rear, gas fire and surround, radiator, wooden flooring, stairs to first floor.

Kitchen
8'10" xc 15'1" approx. (2.71 xc 4.62 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer top, space for fridge freezer, cooker, washing machine, and tumble dryer, tiled flooring, window to side, wall mounted boiler (IDEAL)

Inner Hallway
Loft access, tiled flooring, external door to side, airing cupboard (housing tank)

Bathroom
5'4" x 9'4" approx. (1.63 x 2.86 approx.)
Fitted with hand wash basin, panelled bath, shower cubicle, radiator, part tiled walls, tiled flooring, window to rear.

W/C
3'2" x 6'2" approx. (0.99 x 1.88 approx.)
Fitted with W/C, tiled flooring, window to rear.

Landing
Stairs to attic room.

Bedroom One
10'4" x 15'0" approx. (max) (3.15 x 4.59 approx. (max))
Window to front, radiator, fitted wardrobes/cupboards.

Bedroom Two
8'10" x 11'9" approx. (2.702 x 3.60 approx.)
Window to rear, radiator, fitted wardrobes/storage cupboards.

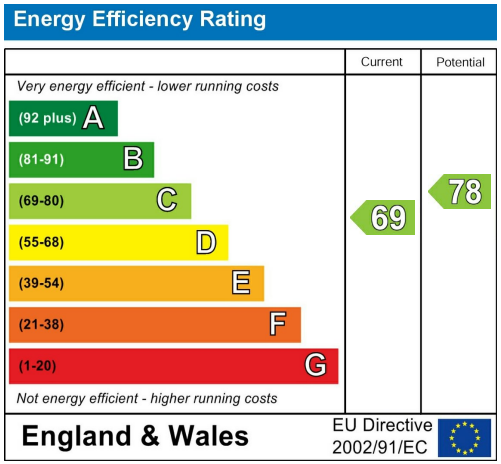
Attic Room
12'2" x 14'1" approx. (3.72 x 4.31 approx.)
Vaulted ceiling, velux window to rear, radiator, eaves storage.

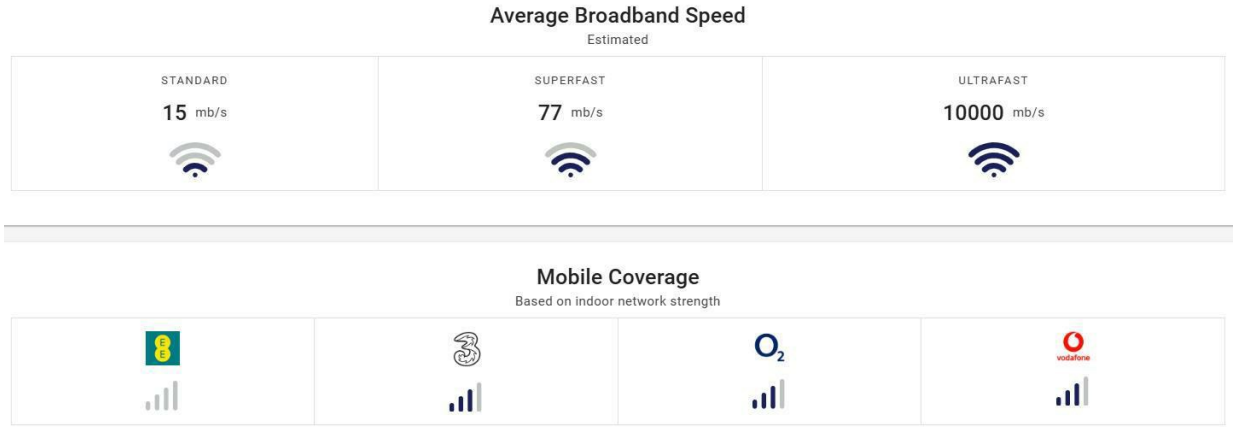
External
Courtyard garden with pond, storage sheds, garage.

Garage
Electric roller door (not inspected)

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

- Terraced Home
- Two Reception Rooms
- Two Bedrooms
- Attic Room
- Garage To Rear
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Council Tax - B (March 26)
- Freehold
- No Chain





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 fitments 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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Reviews ★★★★★

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