



19 Greenway Street, Llanelli, SA15 3BS

£145,000



Davies
CRADDOCK

Davies Craddock are pleased to present for sale this three bedroom terraced property set in the heart of Llanelli. The property benefits from having an added attic space perfect for an office or a chillout space, or for those with an extended family simply looking for more space.

This well loved home is situated in the town centre within close proximity of local amenities and outdoor activities such as the Millennium Coastal Path or Sandy Water Park a short 15 minute walk away, and near plenty of transport links allowing quick access to areas such as Pembrey and Burry Port, or the historical towns of Kidwelly and Carmarthen.

The property briefly comprises;

Entrance

UPVC Door into:

Inter Hallway

Laminate flooring, radiator, stairs to first floor

Lounge/Diner (at widest point)

22'7 x 11'1 x 15'4 approx (6.88m x 3.38m x 4.67m approx)

UPVC window to fore, UPVC door to rear, laminate flooring, 4 x alcoves, storage cupboard, smoke detector, 2 x radiators, cupboard housing gas & electricity meters.





Kitchen

13'9 x 9'6 approx (4.19m x 2.90m approx)
UPVC window to side, range of base & wall units, worktop with breakfast peninsular, tiled splashback 1 1/2 bowl with mixer, integrated oven, 4 burner gas hob with extractor oven, tiled flooring, storage cupboards, wall mounted gas boiler, space for fridge/freezer, radiator

Utility

9'5 x 7'2 approx (2.87m x 2.18m approx)
UPVC & window to side, single drainer with mixer, worktop, tiled splashback, tiled flooring, space for washing machine & drier, storage cupboards, radiator

W/C

UPVC window to rear, W/C, storage cupboards, tiled flooring, radiator

Landing

Stairs to attic space, storage

Bedroom One

15'6 x 10'5 approx (4.72m x 3.18m approx)
2 x UPVC windows to fire, carpet, radiator

Bedroom Two

10'9 x 9'3 approx (3.28m x 2.82m approx)
UPVC window to rear, open floorboards, radiator

Bedroom Three

9'8 x 6'6 approx (2.95m x 1.98m approx)
UPVC window to rear, open floorboards, radiator

Family Bathroom

UPVC window to side, three piece coloured suite, shower cubicle, wall tiling, open floorboards, radiator

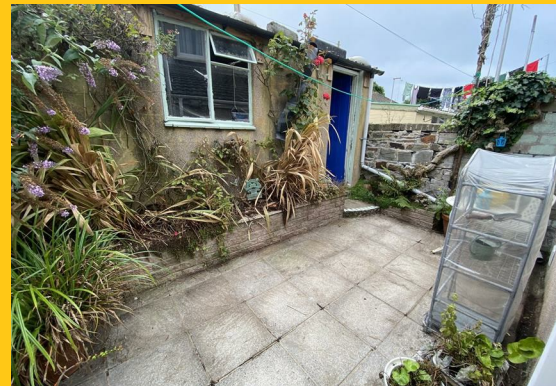
Attic Room (at widest)

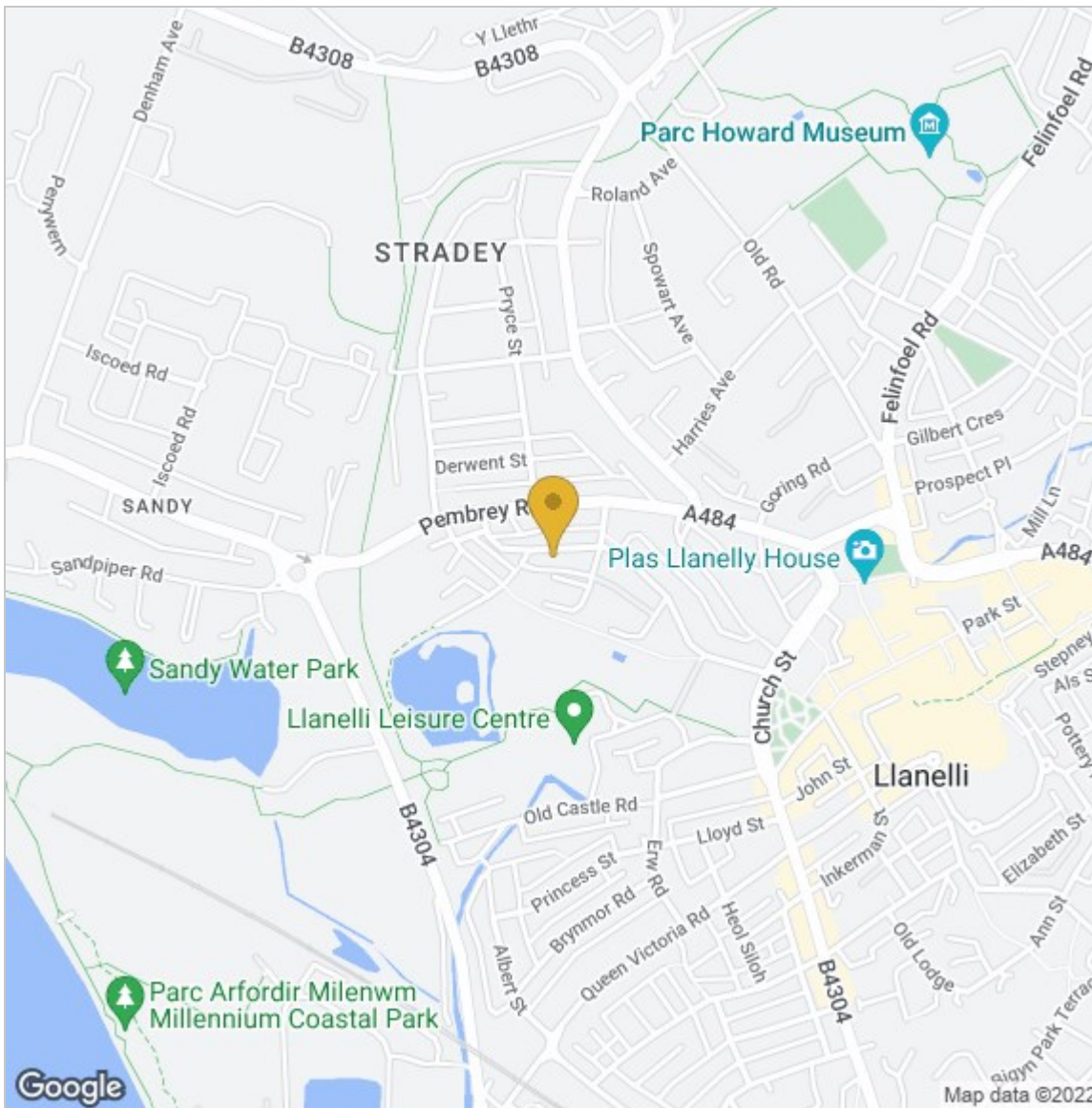
14'9 x 12'3 x 11'8 approx (4.50m x 3.73m x 3.56m approx)
Velux roof window, storage in eaves, carpet, door t large storage area

Courtyard to rear


Outdoor lighting

Garage





- EPC TBC
- Council Tax Band B
- Freehold
- Approx m2 TBC
- Attic Conversion
- Garage
- Three Bedrooms
- Kitchen & Utility Room
- Terraced

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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