



25 Swansea Road, Llanelli, SA15 3YT

£89.995

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Davies
CRADDOCK

Davies Craddock are pleased to present this ideal investment opportunity or first time purchase in the form of a terraced property on Swansea Road, Llanelli.

The property whilst in need of modernisation is conveniently situated in the heart of Llanelli within walking distance of an abundance of amenities from the local cinema to shops, restaurants and local businesses. Llanelli is fast becoming a desirable location to live because of its seaside location and proximity to the M4 corridor along with other tourist destinations such as Burry Port, Pembrey and Kidwelly a short drive away.

The property has a private low maintenance garden, two bedrooms and two reception rooms and briefly comprises;

Entrance

Door into:

Hallway

Stairs to first floor, radiator.

Sitting Room

11'4 x 10'2 approx (3.45m x 3.10m approx)

Window to fore, radiator.





Lounge

11'8 x 12'6 approx (3.56m x 3.81m approx)

Door to rear, laminate flooring, feature fireplace, under stairs storage.

Kitchen

13'3 x 8'4 approx (4.04m x 2.54m approx)

Window and door to the side, tiled flooring, partly tiled walls, wall and base units with worktop over, gas hob, electric oven, sink and drainer with mixer tap, space for washing machine, storage cupboard, wall mounted boiler, radiator.



Bathroom

Window to rear, tiled flooring, fully tiled walls, W/C, pedestal wash hand basin, bath, shower cubicle, storage cupboard, radiator.

First Floor Landing

Window to rear.

Bedroom One

15'4 x 11'7 approx (4.67m x 3.53m approx)

Two windows to fore, radiator.

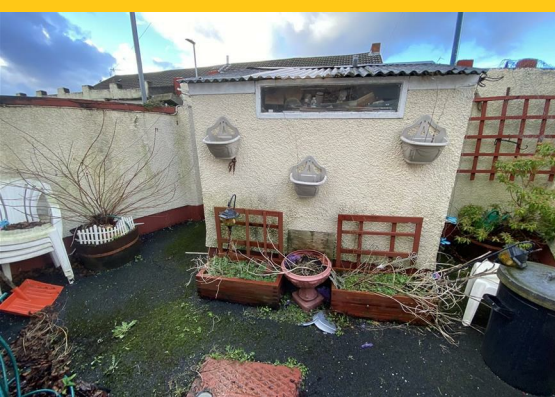
Bedroom Two

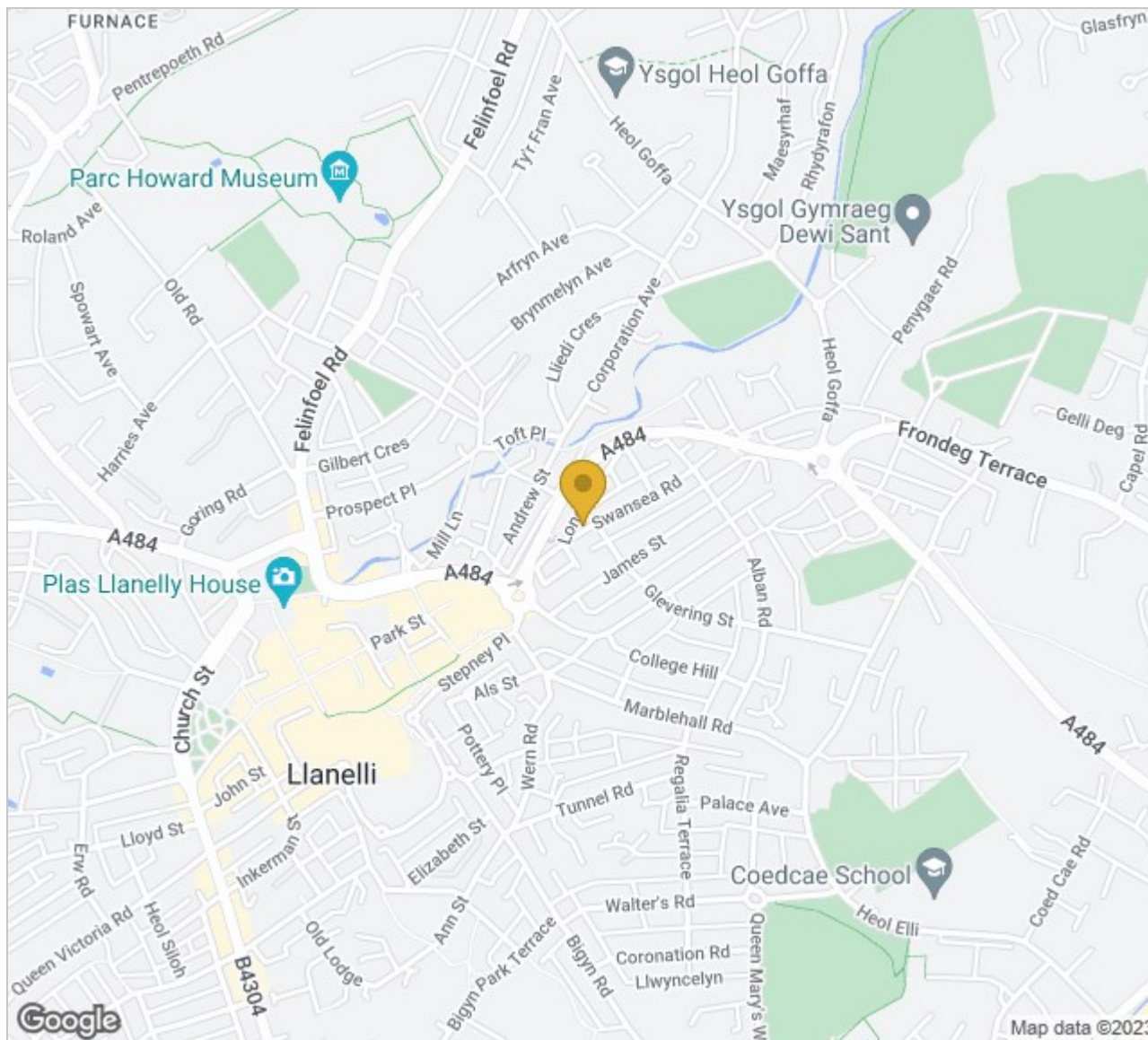
9'2 x 8'9 approx (2.79m x 2.67m approx)

Window to rear, radiator.


Externally

Enclosed rear garden, brick shed, rear lane access.





- Terraced House
- Two Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Freehold
- No Chain
- Council Tax-B
- EPC-D
- Approx 75m2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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

These particulars, whilst believed to be accurate 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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