



17 Biddulph Estate, Llanelli, SA15 2BU

£85,000

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Davies
CRADDOCK

We have pleasure in offering for sale this immaculately presented three bedroom, mid terrace house in the Biddulph Estate, LLanelli.

Situated within walking distance of a local convenience store and a Primary School, the location also offers easy access to the Millennium Coastal path and Trostre Retails Parks.

Suitable for first time buyers, investors and families alike, the property has a modern kitchen and shower room, a spacious Lounge and a light and airy conservatory, personal taste is all that is needed, the low maintenance, enclosed garden completes the offering.

Offered with no onward chain, the property further comprises:

Entrance

Door into:

Hallway

Stairs to first floor, laminate flooring, under stairs storage cupboard, radiator.

Lounge

20'10" x 11'7" approx (6.37 x 3.54 approx)

Window to fore, laminate flooring, feature fireplace with electric fire, radiator, patio doors into:





Conservatory

9'10" x 8'7" approx (3.00 x 2.62 approx)

Door to rear, laminate flooring.

Kitchen

12'4" x 7'5" approx (3.78 x 2.27 approx)

Window and door to rear, wall and base units with worktop over, electric hob and oven with extractor fan, integrated fridge, space for washing machine, sink and drainer with mixer tap, radiator.

First Floor Landing

Loft access.

Bedroom One

11'10" x 11'10" approx (3.63 x 3.61 approx)

Window to rear, laminate flooring, storage cupboard housing boiler, radiator.

Bedroom Two

10'2" x 9'10" approx (3.11 x 3.02 approx)

Window to fore, laminate flooring, radiator.

Bedroom Three

9'11" x 6'9" approx (3.04 x 2.08 approx)

Window to fore, laminate flooring, radiator.

Shower Room

5'11" x 5'10" approx (1.82 x 1.79 approx)

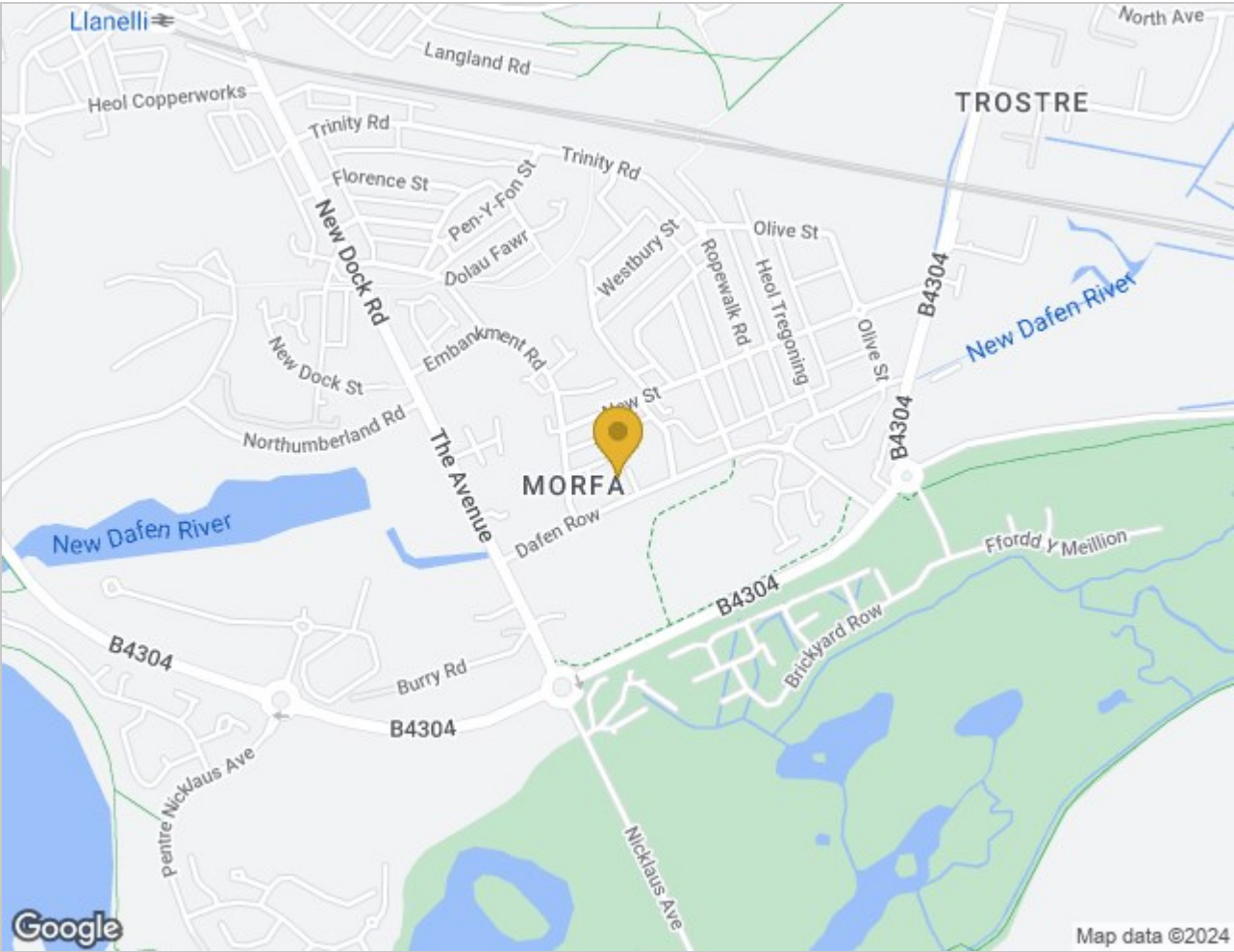
Window to rear, vinyl flooring, Respatex walls, W/C, wash hand basin set in vanity unit, shower cubicle.

Externally

Enclosed rear garden.



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



- Three Bedroom Mid Terraced House
- Lounge ./ Diner and Conservatory
- Low Maintenance Rear Garden
- Convenient Location
- Freehold
- Mains Gas, Electric, Sewrage and Water
- Council Tax Band B
- EPC Rating C
- Approx 69 Square meters
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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	

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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, 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. 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.

