



27 Martin Road, Llanelli, SA15 IPT

£126.950

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Davies
CRADDOCK

We are delighted to present for sale this three bedroom semi detached property set in the convenient location of Martin Road, Llanelli.

Boasting convenient road links to both Trostre retail park and Llanelli town centre, the property benefits from all local amenities including schools, restaurants and local businesses. Llanelli is fast becoming a desirable location to live due to its seaside location and good transport links to other tourist attractions and areas of beauty.

The property is semi detached and comes well presented throughout, it has no onward chain and briefly comprises:

Entrance Hall

Via UPVC door, radiator, stairs to first floor, door to;

Reception Room One

11'5" x 15'5" approx (3.5 x 4.7 approx)
UPVC window to front, two alcoves, feature fire place

Reception Room Two

10'5" x 10'9" approx (3.2 x 3.3 approx)
UPVC window to rear, two radiators





Kitchen

8'10" x 10'9" approx (2.7 x 3.3 approx)
UPVC window to rear, door to rear,
radiator, integrated oven with hob and
hood over, range of wall and base units,
electric box, stainless steel sink with
mixer tap. Tile effect laminate flooring.

Lean to

UPVC window to rear, space for washing
machine, dryer

Landing

UPVC window to side

Bedroom One

11'5" x 10'5" approx (3.5 x 3.2 approx)
UPVC window to front, radiator, fitted
wardrobe

Bedroom Two

11'5" x 7'6" approx (3.5 x 2.3 approx)
UPVC window to front, radiator, recess
storage

Bedroom Three

9'6" x 10'9" approx (2.9 x 3.3 approx)
UPVC window to rear, radiator, airing
cupboard, combi boiler

Bathroom

4'11" x 7'6" approx (1.5 x 2.3 approx)
UPVC window to rear, radiator, sink with
vanity unit, extractor fan, electric shower
with low threshold

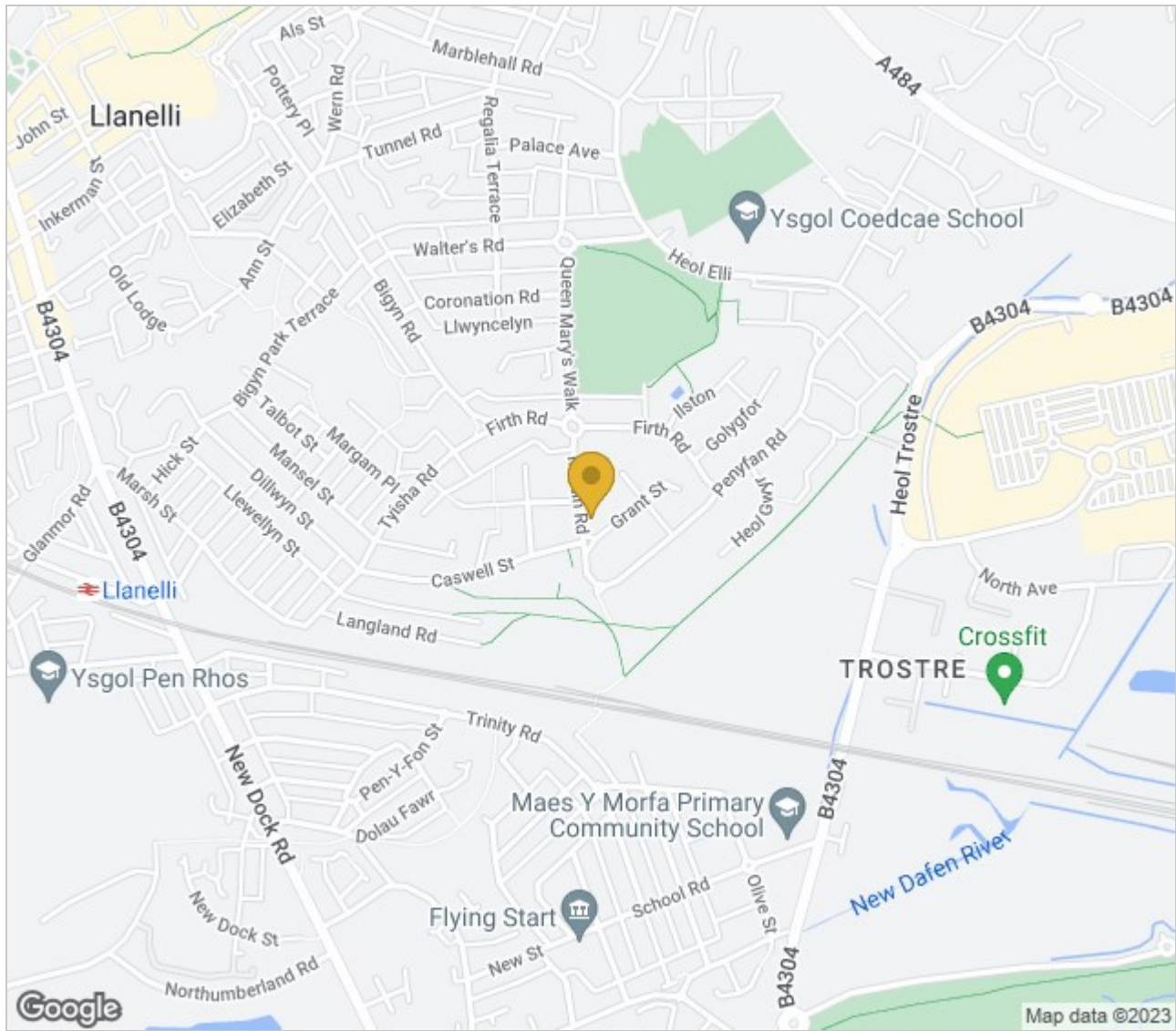
Water Closet

3'11" x 2'3" approx (1.2 x 0.7 approx)
UPVC window to rear, W/C

External

Fully enclosed rear garden, storage shed





- Semi Detached
- Freehold
- EPC TBC
- Approx m2 TBC
- No Chain
- Council Tax B
- Three Bedroom
- Two Reception Rooms
- Utility Area
- Convenient Location

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