



2 Heol Singleton, Llansaint, SA17 5JG

£114,995

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Davies
CRADDOCK

We are delighted to present for sale this unique opportunity to purchase 2 Heol Singleton, set in the idyllic village of Llansaint.

The ancient village of Llansaint is located within two miles of the estuarial village of Ferryside that offers a Primary School and Railway Station, along side Kidwelly which has recently been highlighted in the top five as one of the most desirable places to live in Wales in Garringtons "Best Places To Live" 2022 report.

The property is also set conveniently within a short drive of Pembrey Country Park, the Millennium Coastal park and the harbour town of Burry Port and Llanelli to the east with the county town of Carmarthen easily accessible to the west.

The property comes with no onward chain and comprises:

full property tour available via our youtube channel.

LOUNGE

20'4" x 12'5" approx (6.2 x 3.8 approx)

Entrance via UPVC door, UPVC window to front, plastered walls and ceiling, stairs to first floor, door to:





KITCHEN

13'5" x 9'2" approx (4.1 x 2.8 approx)
UPVC window to rear, a range of wall and base units with complementary work surfaces, stainless steel sink with mixer tap, space for washing machine and fridge freezer, UPVC skylight and door to rear garden, door into:

BATHROOM (L Shaped)

7'10" x 5'2" approx (2.4 x 1.6 approx)
UPVC window to rear, wc, towel heater, bath with electric shower, tiled walls and flooring.

FIRST FLOOR

LANDING

Loft access with doors to:

BEDROOM ONE

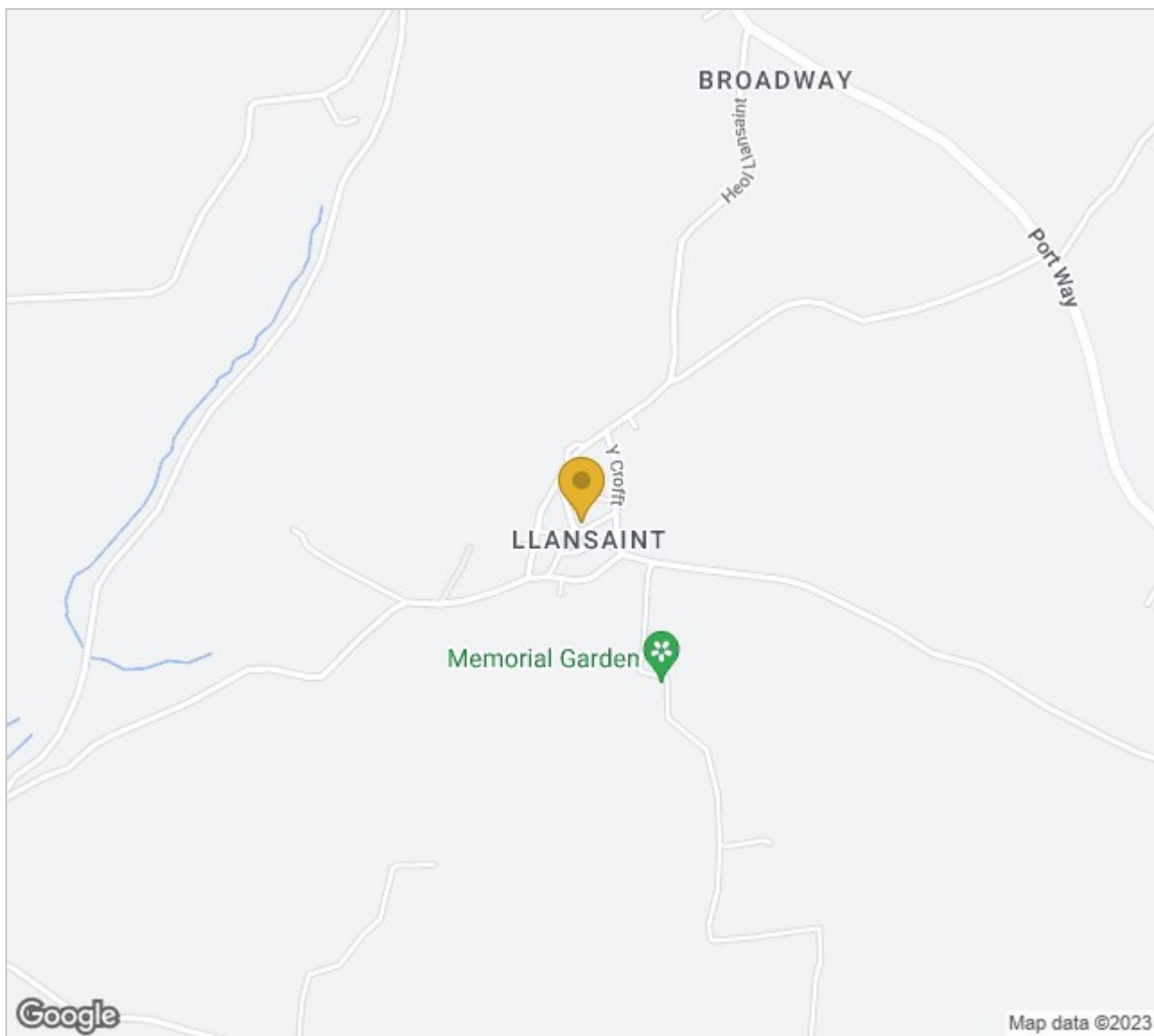
9'6" x 13'1" approx (2.9 x 4.0 approx)
UPVC windows to front, plastered walls, beamed ceiling.

BEDROOM TWO

10'5" x 10'2" approx (3.2 x 3.1 approx)
UPVC window top rear, airing cupboard housing hot water tank.

EXTERNALLY

Fully enclosed with stepped access to decked and patio area.



- Terraced Cottage
- Freehold
- Two Bedrooms
- Council Tax Band - B
- EPC - E
- Approx 66 m2
- No Chain
- Sought After Location
- Enclosed Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(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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