



56 Panteg, Llanelli, SA15 3TE

£129,995



Davies
CRADDOCK

Davies Craddock are pleased to present this unique, spacious property with an abundance of potential for the right buyer, set in the heart of Felinfoel, Llanelli.

With an ex post office still in situ, the property needs attention however with the right amount of TLC this property could truly thrive.

Set within walking distance of Swiss Valley Reservoir, and with lots of local amenities nearby, this property would suit those looking for a mix of village and country life, and the property must be viewed for it's full potential to be realised by prospective buyers.

The property briefly comprises;

Entrance

Door into:

Hallway

Stairs to first floor, under stairs storage cupboard, radiator, door to Post office.

Lounge

12'9 x 11'9 approx (3.89m x 3.58m approx)

Window to the fore, feature fire surround, radiator.

Dining Room

10' x 9'7 approx (3.05m x 2.92m approx)

Window to the rear, radiator.





Kitchen

18' x 10'8 approx (5.49m x 3.25m approx)
Window and door to the side, tiled flooring, partly tiled walls, wall and base units with worktop over, space for cooker, washing machine and fridge freezer, sink and drainer with mixer tap, wall mounted boiler, radiator.

First Floor Landing

Loft access.

Bedroom One

21'2 x 19'1 approx (6.45m x 5.82m approx)
L shaped room
Three windows to side, two radiators.

Study/Bedroom Two

13'6 x 9'4 approx (4.11m x 2.84m approx)
Window to the rear and side, radiator.

Bedroom Three/Office

11'7 x 7'1 approx (3.53m x 2.16m approx)
Window to the rear, radiator.

Bedroom Four

14'7 x 11'6 approx (4.45m x 3.51m approx)
Window to the fore, radiator.

Bedroom Five

12'4 x 10' approx (3.76m x 3.05m approx)
Window to the fore, radiator.

Bathroom

9'8 x 9'7 approx (2.95m x 2.92m approx)
Window to rear, fully tiled walls, W/c, pedestal wash hand basin, shower cubicle, bath, radiator.

Post Office Shop

37'1 x 11'5 approx (11.30m x 3.48m approx)
Window and door to fore.
Storage room 7'8 x 5'7 approx
Separate W/C.

Externally

Enclosed rear garden mainly laid to lawn, outbuildings.





- Terraced House
- Investment Opportunity
- EPC - D
- Approx M2 - 195
- Council Tax Band - C
- Five Bedrooms
- Old Post Office Shop
- Freehold
- In Need of Modernisation

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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