



59. Station Road, Llangennech, SA14 8UD

£175,000

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Davies Craddock Estates are pleased to present for sale this semi-detached property situated on Station Road, Llangennech.

The interior accommodation features a welcoming and bright living room, leading through to a generous kitchen-diner and a convenient downstairs cloakroom. The first floor offers two well-proportioned bedrooms and a family bathroom, with the added benefit of a versatile attic room on the upper level.

The home is ideally located within easy reach of Llangennech's local shops, pubs, and primary school. With the M4 motorway and local rail links just minutes away, it is perfectly situated for those needing a balance of village life and easy commuting.

With no onward chain, early viewing is essential to see what this property has to offer.





Entrance Hall

Radiator, stairs to first floor.

Living Room

38'8" x 11'1" approx. (11.79 x 3.40 approx.)

Window to front and rear, two radiators, under stairs storage cupboard.

Inner hallway

Window to side.



Cloakroom

4'1" x 3'2" approx. 9'10" (1.27 x 0.99 approx. 3)

Fitted with W/C, hand wash basin, laminate flooring.

Kitchen

25'7" x 8'2" approx. (7.80 x 2.51 approx.)

Fitted with wall and base units with worktop over, oven and hob with extractor hood over, sink and drainer, space for washing machine and fridge/freezer, radiator, laminate flooring, three windows to side, double door to rear, door to side.



Landing

Stairs to attic room, understairs storage cupboard.

Bedroom One

12'4" x 11'3" approx. (3.76 x 3.43 approx.)

Two windows to front, radiator.

Bedroom Two

7'1" x 7'4" approx. (2.16 x 2.26 approx.)

Window to rear, radiator.

Bathroom

14'4" x 6'11" approx. (4.37 x 2.13 approx.)

Fitted with W/C, hand wash basin, panelled bath, shower cubicle, respatex walls,



External

Ample side and rear garden for multiple use. Additional off road parking.

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

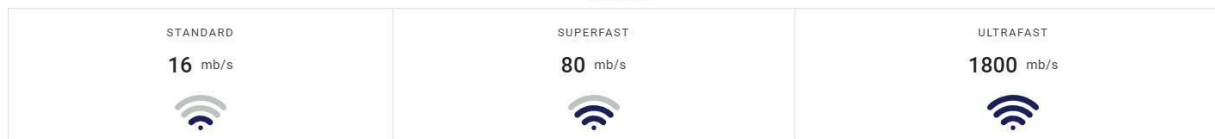


- Semi Detached Property
- Two Bedrooms
- Attic Room
- Off Road Parking
- Mains Gas, Electric, Water & Drainage
- EPC - E
- Council Tax - B (April 26)
- Freehold
- No Chain

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 97 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Average Broadband Speed

Estimated



Mobile Coverage

Based on indoor network strength



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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.

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 fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, 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 in any instance.

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.

We'd love to hear what you think!

**LEAVE US
A REVIEW**



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Reviews ★★★★★