



28 Nelson Terrace, Llanelli, SA15 2LR
£119,995

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Davies Craddock Estates pleased to present for sale this great opportunity to purchase this mid-terraced property, currently been converted into two separate flats.

The property is within walking distance of local schools and all local amenities.

Ground floor flat -Living room,, Kitchen, Bathroom, Two bedrooms and lean-to. The ground floor also benefits from use of the garden that is mainly laid to lawn.

First Floor Flat - Living Room, Kitchen, Bathroom, and two bedrooms.

With no onward chain, early viewing is essential to see what this property has to offer, further comprising of;

ENTRANCE HALLWAY

Laminate flooring, leading to entrance for Ground Floor Flat and First Floor Flat.

GROUND FLOOR FLAT

Entrance Hallway, laminate flooring

BEDROOM ONE

9'8" x 13'8" (max) approx. (2.97 x 4.18 (max) approx.)

Window to front radiator, cupboards, laminate flooring

BEDROOM TWO

32'2" x 10'0" approx. (9.81 x 3.07 approx.)

Window to rear, radiator, cupboards, laminate flooring.

HALLWAY

Laminate flooring, radiator, leading to:

LIVING ROOM

14'2" x 9'6" approx. (4.32 x 2.90 approx.)

Window to side, fireplace, radiator, laminate flooring, understairs storage cupboard.





KITCHEN

10'11" x 10'0" approx. (3.35 x 3.05 approx.)

Fitted with wall & base units with worktop over, oven & gas hob, sink & drainer, space for washing machine, window to side, tiled flooring, loft access.

LEAN-TO

8'0" x 7'0" approx. (2.44 x 2.15 approx.)

Tiled floor, door leading to side garden and rear garden



BATHROOM

Fitted with panelled bath, W/C, hand wash basin, radiator, boiler. Tiled flooring, window to rear.

EXTERNAL

Courtyard garden to front. Enclosed rear patio and lawn garden, access via ground floor flat.

FIRST FLOOR FLAT

Entrance via front leading to stairway, split level stairs

BEDROOM ONE

10'1" x 9'9" approx. (3.09 x 2.99 approx.)

Window to rear, radiator



BEDROOM TWO

8'6" x 5'9" approx. (2.61 x 1.77 approx.)

Window to front, radiator.



LIVING ROOM

11'11" x 10'1" approx. (3.65 x 3.08 approx.)

Window to front, radiator, electric box



KITCHEN

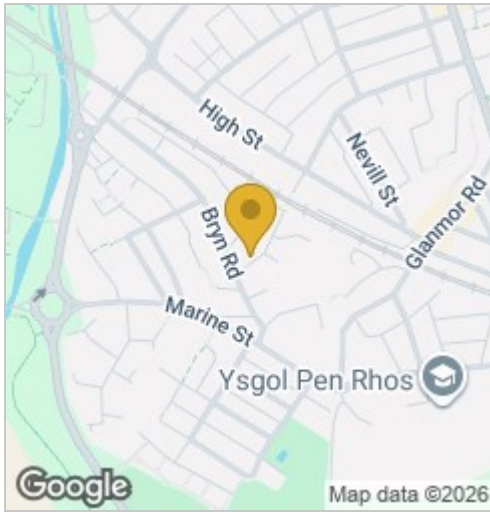
9'6" x 8'11" approx. (2.92 x 2.74 approx.)

Fitted with base units with worktop over, sink & drainer, space for cooker, cupboard housing boiler, laminate flooring.

BATHROOM

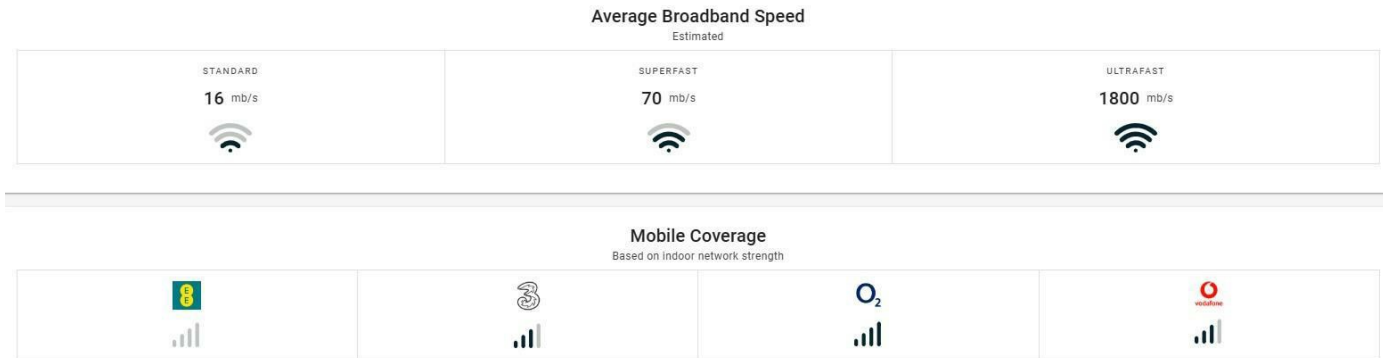
9'8" x 6'0" approx. (2.95 x 1.83 approx.)

Fitted with shower, W/C, hand wash basin, radiator, laminate flooring, window to rear.



- Mid-Terrace Property Converted Into Two Flats
- Two Bedroom GROUND FLOOR FLAT - EPC - Approx. 67m²
- Two Bedroom FIRST FLOOR FLAT - EPC- Approx. 42m
- Council Tax - A (Jan 25)
- Mains Gas, Electric, Water & Drainage
- Freehold
- Street Parking
- Ideal Buy To Let Opportunity
- No Chain
- Viewing Essential

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate 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, 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.