



3 Cae Du Bach, Llanelli, SA15 3AQ

£59.995

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Davies
CRADDOCK

Offered to market with no onward chain is this One Bedroom Mid Terrace property in the heart of Llanelli Town Centre. An ideal investment with a need for some updating, the property is within easy access of the town centre, Eastgate development and other local amenities.

The property comprises: Entrance, Lounge, Kitchen, Shower Room with the Bedroom to the First Floor. Externally parking is on street with a low maintenance, small rear court yard.

The property further comprises:

Entrance

Door into:

Lounge

13'4" x 13'1" (4.07 x 4.01)

Window to the front, Stair case to the first floor, Storage cupboard, Radiator, door into:

Kitchen

7'6" x 9'5" (2.29 x 2.89)

Window to the side, Wall and base units incorporating stainless steel sink and drainer, space for washing machine and under counter sink, laminate flooring, Radiator, door into:





Inner Hall

Door to the side, Laminate flooring, Radiator , Door into:

Shower Room

3'8" x 5'2" (1.12 x 1.59)

Window to the side, W.C, Tiled and glazed shower enclosure, Sink, Radiator.

First floor

Opening into:

Bedroom

13'3" x 13'6" (4.06 x 4.13)

Window to the front, Wall mounted boiler, Radiator

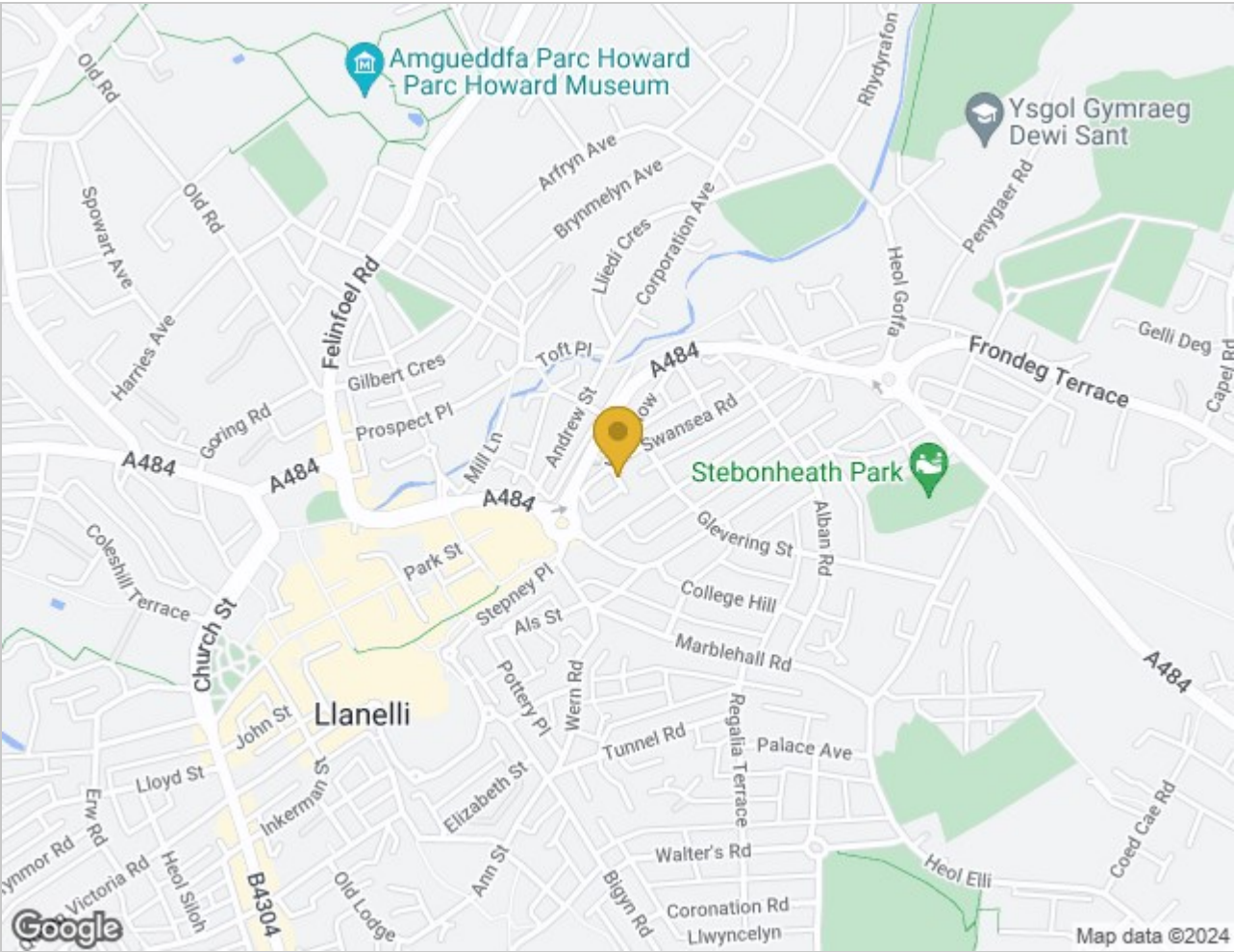


Externally


Low maintenance court yard



To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- End Terraced Proeprty
- One Bedroom
- Ideal Buy To Let Opportunity
- Walking Distance to Town Centre and Eastgate Developments
- EPC Rating E
- Council Tax Band A (Feb 24)
- Approx 41m2
- No Onward Chain
- Mains Gas , Water, Electricity & Drainage
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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 fitments 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.