



9 Brettenham Street, Llanelli, SA15 3ED
Price Guide £140,000



Davies Craddock Estates are pleased to present for sale this three bedroom semi-detached property on Brettenham Street, Llanelli.

The property is in need of renovation, but offers lots of potential., benefiting from two reception rooms, understairs cloakroom and kitchen on the ground floor followed by three bedrooms and shower room on the first. Externally, a driveway for off road parking and enclosed rear garden mostly laid to lawn with patio area and brick outbuilding.

Situated in a convenient location with quick and easy access to local schools, local town centre and all other associated amenities.

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

Briefly comprising of;

Entrance

Door into;

Hallway

Storage cupboard, radiator, stairs to first floor, door into under stairsW/C

W/C

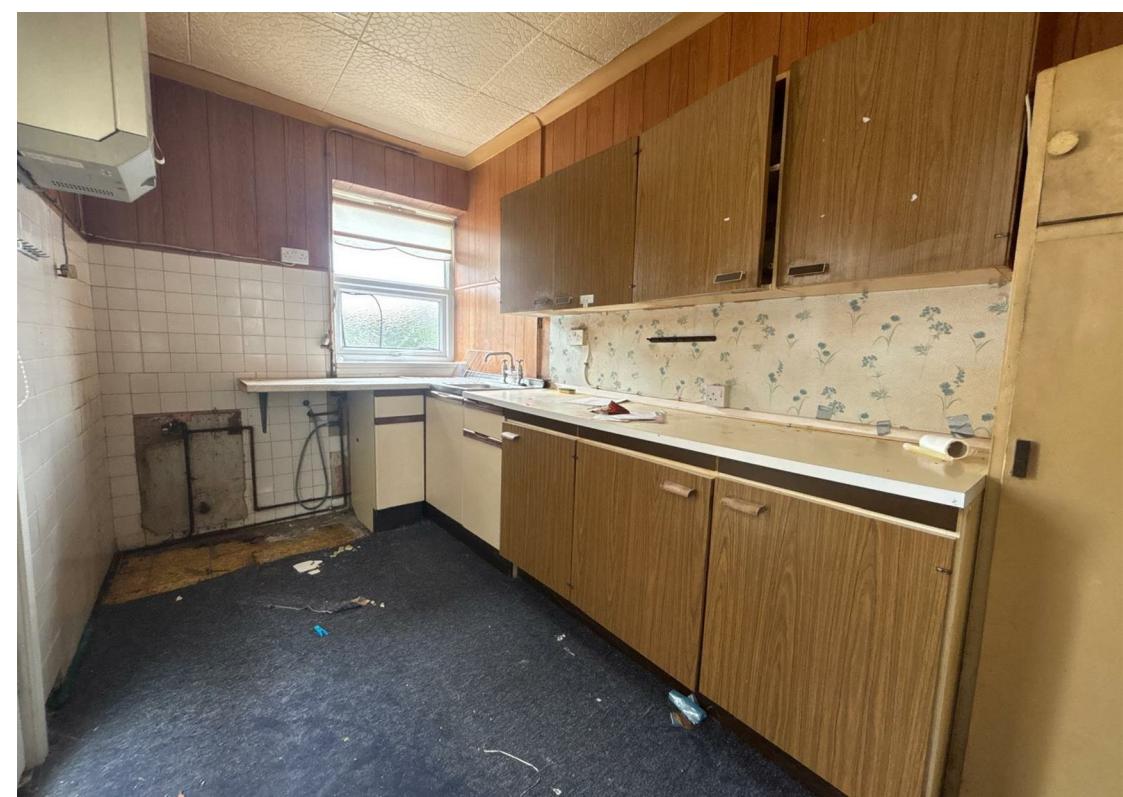
2'10" x 3'8" approx. (0.87 x 1.14 approx.)

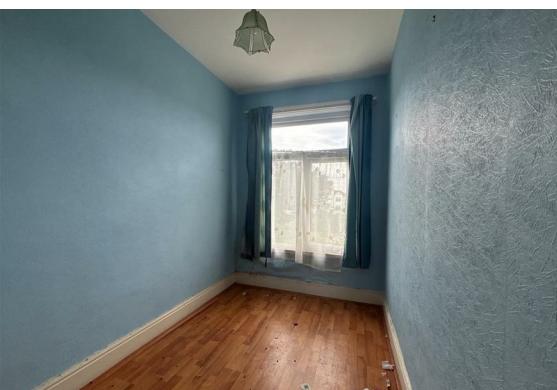
Fitted with W/C, hand wash basin, window to side, laminate flooring.

Reception One

11'4" x 11'11" approx. (3.47 x 3.64 approx.)

Bay window to front, fire and tiled fire surround.





Reception Two

15'5" x 11'11" aprrox. (4.70 x 3.64 aprrox.)

Double sliding door to rear, two radiators, fire surround.

Kitchen

6'11" x 13'5" approx. (2.13 x 4.09 approx.)

Fitted with wall and base units with worktop over, sink and drainer. Wall mounted boiler, window to rear and side, door to side.

Landing

Loft access.

Bedroom One

13'5" x 12'9" approx. (4.11 x 3.91 approx.)

Bay window to front, radiator, storage cupboard.

Bedroom Two

13'3" x 12'9" approx. (4.06 x 3.91 approx.)

Window to rear, storage cupboard.

Bedroom Three

6'1" x 10'0" approx. (1.86 x 3.07 approx.)

Window to rear.

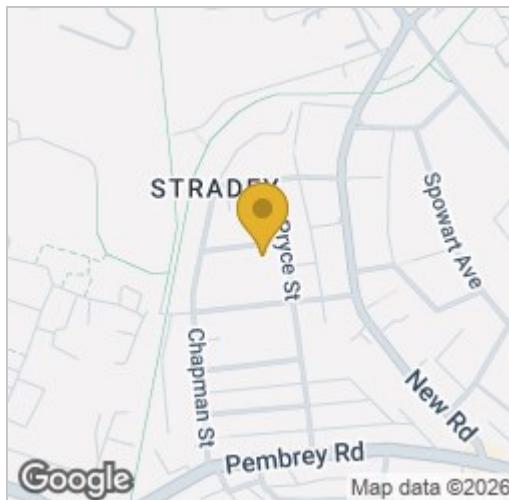
Shower Room

6'1" x 6'2" approx. (1.86 x 1.89 approx.)

Fitted with W/C, hand wash basin, shower, window to front.

External

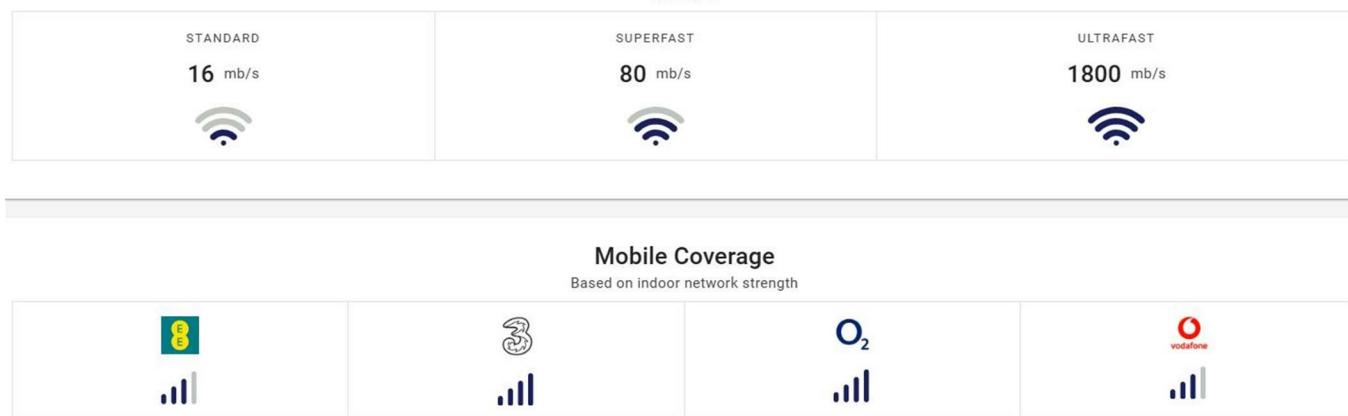
Driveway to the front, side gated access to enclosed rear garden with patio and lawn area. Outbuilding (not inspected)



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	



- Semi Detached Property
- Three Bedrooms
- Enclosed Garden
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - E Approx. 84m2 (Floorplan Available)
- Council Tax - C (July 2025)
- No Chain
- Freehold
- In Need Of Renovation



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 firms 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!
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A REVIEW**



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