



31 Heol Tregoning, Llanelli, SA15 2BA

£99,995

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Davies
CRADDOCK

We are delighted to present for sale this three-bedroom terraced property set in Heol Tregoning, Llanelli.

Heol Tregoning sits conveniently located in Morfa, Llanelli in close proximity to trostre retail park and all the amenities that come with it such as shops and restaurants. The area is perfect for a first time buyer, or a family looking for a property near both schools and the seaside.

Viewing of the property is essential to appreciate all that it has to offer and the property briefly comprises;

Entrance Hall

Via uPVC door, stairs to first floor.

Lounge

14'3 x 12'5 approx (4.34m x 3.78m approx)

uPVC window to front, two alcoves, feature fireplace, understairs storage.

Open Plan Kitchen / Dining Area

20'8 x 17'5 approx (6.30m x 5.31m approx)

uPVC French doors to rear, kitchen area, range of wall and base units with complimentary work surfaces, space for oven, hood and fridge freezer, laminate flooring, stainless steel sink with mixer tap.





Bathroom

6'6 x 6'9 approx (1.98m x 2.06m approx)

uPVC window to rear, pedestal sink, WC, bath, electric shower.

First Floor

Landing

Loft access, doors to:

Bedroom One

9'9 x 16'9 approx (2.97m x 5.11m approx)

uPVC window to rear, radiator, fitted wardrobe.

Bedroom Two

7'9 x 11'6 approx (2.36m x 3.39m approx)

uPVC window to front, radiator.

Bedroom Three

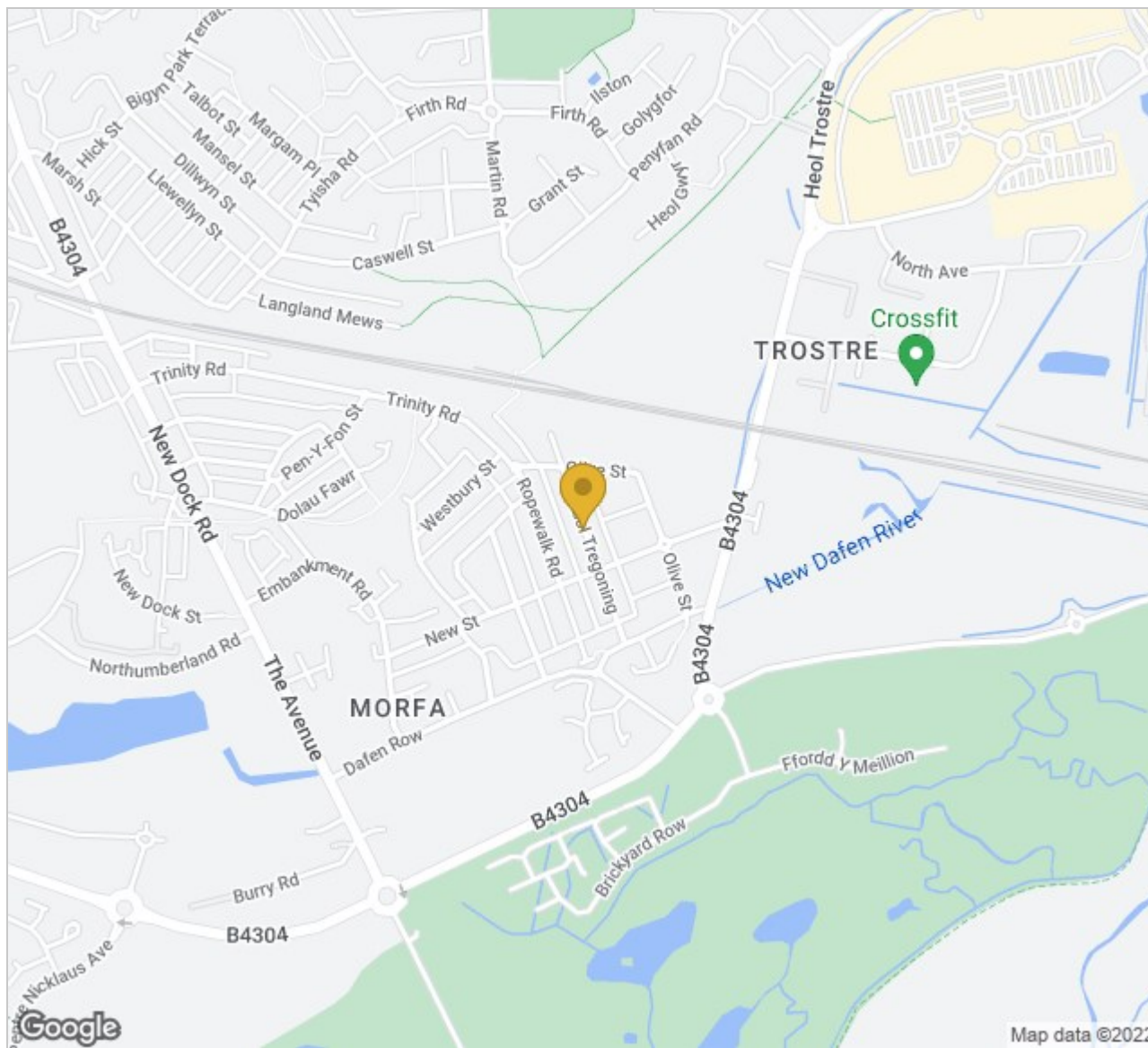
9'6 x 8'6 approx (2.90m x 2.59m approx)

uPVC window to front, radiator.

Externally

Enclosed rear garden with patio and lane access. Enclosed lawn area.





- Terraced Property
- Three Bedrooms
- Lounge
- Kitchen
- Family Bathroom
- Enclosed Garden
- Freehold
- Council Tax - B
- Approx 86m2
- EPC C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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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