



21 Margam Place, Llanelli, SA15 1DE

£139.950



Davies Craddock Estates are pleased to present for sale, this three bedroom mid-terrace property on Margam Place, Llanelli.

Situated within walking distance to Llanelli Town Centre, local schools and amenities.

The property is well presented throughout, offering an open plan kitchen and dining area and separate living room, three bedrooms and enclosed garden.

Viewing is essential to see what this property has to offer, briefly comprising of;

Entrance

Door into:

Hallway

Stairs to first floor, tiled flooring, radiator.

Lounge

13'5" x 12'0" approx (4.10 x 3.68 approx)

Box bay window to fore, radiator.





Open Plan Kitchen Diner

21'3" x 18'4" approx (6.48 x 5.59 approx)

Two windows to rear, door to side, tiled flooring, partly tiled walls, wall and base units with worktop over, electric hob and oven with extractor hood over, integrated dishwasher, sink and drainer with mixer tap, space for fridge freezer, storage cupboard housing washing machine and tumble dryer, radiator.

First Floor Landing

Loft access.

Bedroom One

12'0" x 10'10" approx (3.66 x 3.32 approx)

Window to fore, radiator.

Bedroom Two

12'0" x 11'4" approx (3.66 x 3.46 approx)

Window to rear, wall mounted boiler, radiator.

Bedroom Three

7'1" x 5'11" approx (2.16 x 1.82 approx)

Window to fore, radiator.

Bathroom

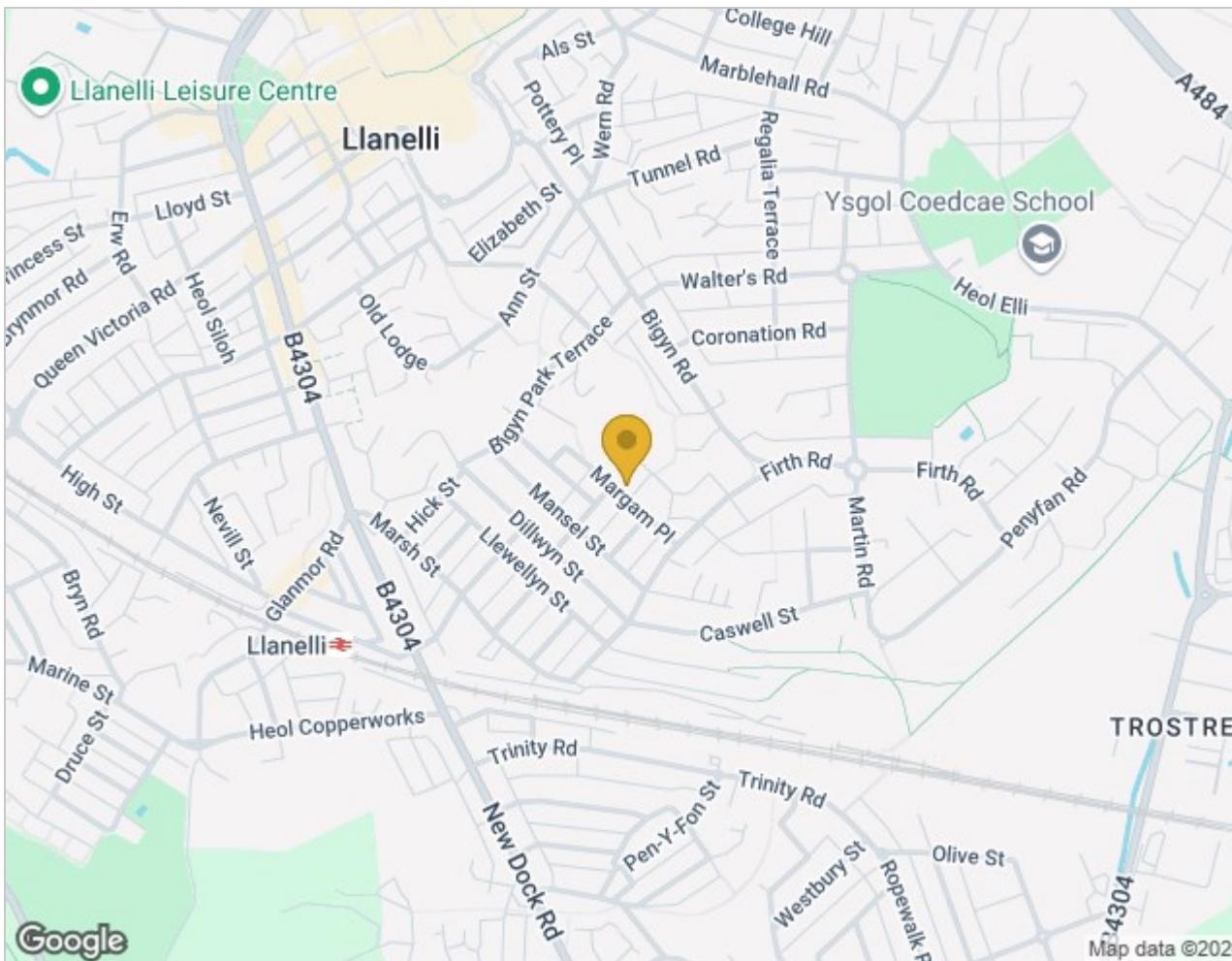
6'1" x 5'10" approx (1.87 x 1.78 approx)

Window to rear, laminate flooring, fully tiled walls, W/C & hand wash basin fitted in vanity unit, bath with shower over, radiator.

External

Rear garden mainly laid to lawn





- Mid-Terrace Property
- Three Bedrooms
- Open Plan Kitchen Dining
- Viewing Essential
- Well presented throughout
- EPC - D
- Approx. 85 m²
- Council Tax - B (OCT 24)
- Freehold
- Mains Gas, Electric, Water & Drainage

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		65
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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.

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