



15 Penallt Terrace, Llanelli, SA15 1HE  
£99,995



Davies Craddock Estates are pleased to present for sale this three bedroom mid-terrace property set in Penalt Terrace, Llanelli.

The property offers a spacious living room, second reception room, kitchen and bathroom on the ground floor with three bedrooms on the first. Externally, an enclosed courtyard garden with garage.

Situated with quick and easy access to local schools and within walking distance to both Llanelli Town Centre and Trostre and Pemberton Retail parks.

With no onward chain, early viewing essential to appreciate what this property has to offer. Briefly comprising of;

#### **Entrance**

Tiled flooring, door into;

#### **Hallway**

Laminate flooring, window to rear.

#### **Reception One**

22'0" x 15'0" approx. (6.72 x 4.58 approx.)

Window to front and rear, electric fire with surround, four radiators, cupboard with electric fuse box, stairs to first floor.

#### **Reception Two**

13'8" x 9'1" approx. (4.18 x 2.78 approx.)

Under stairs storage cupboard, laminate flooring, gas fire with surround, radiator, window to side.





## Kitchen

**21'4" x 5'2" approx. (6.51 x 1.58 approx.)**

Fitted with wall and base units with work top over, space for over/cooker, extractor hood over, space for washing machine and fridge/freezer, sink and drainer, tiled splash backs, window to side and rear, door to garden.



## Bathroom

**9'3" x 8'5" approx. (2.82 x 2.59 approx.)**

Fitted with W/C, hand wash basin, shower, airing cupboard housing boiler (BAXI) alcove shelving, vinyl flooring, two windows to rear.

## Landing

Window to rear, loft access.

## Bedroom One

**8'2" x 11'10" approx. (2.49m x 3.61m approx.)**

Window to front.

## Bedroom Two

**9'11" x 9'0" approx. (3.03 x 2.76 approx.)**

Window to rear.

## Bedroom Three

**8'5" x 6'6" approx. (2.59 x 2.00 approx.)**

Window to front.

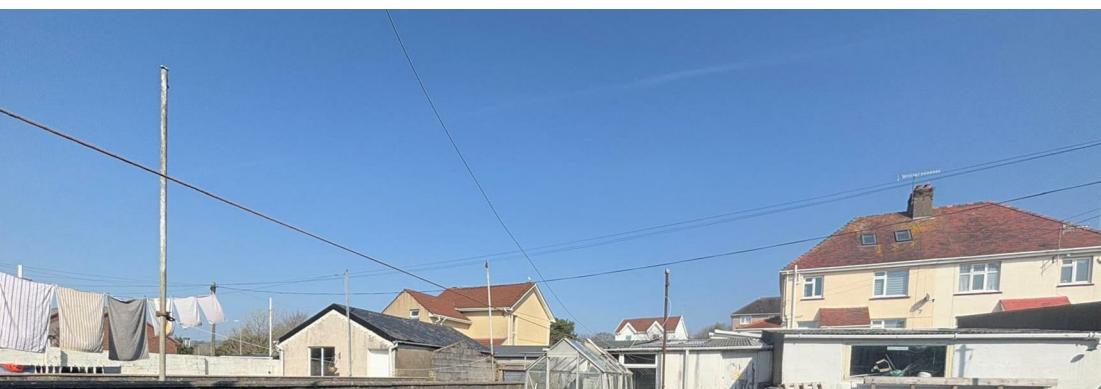
## Garage

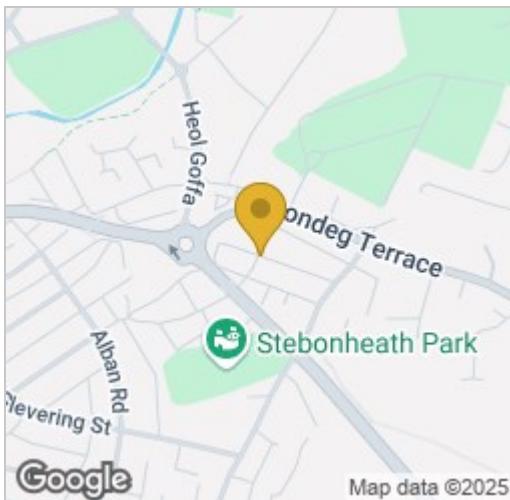
**16'6" x 16'8" approx. (5.03 x 5.10 approx.)**

Up and over door, window to front, door for rear access.

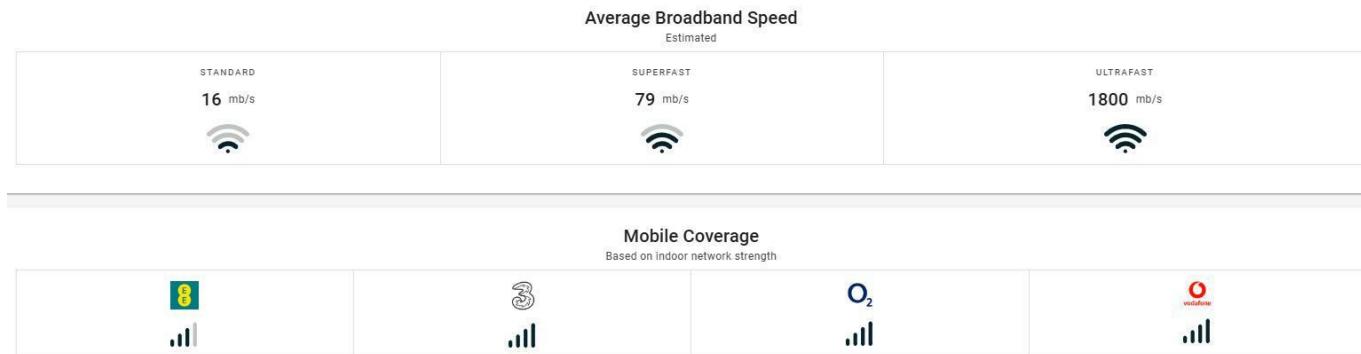
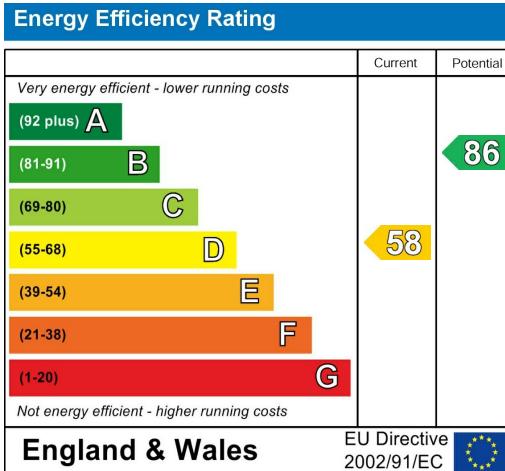
## External

Enclosed courtyard garden, green house.





- Mid-Terrace Property
- Three Bedrooms
- Enclosed Courtyard Garden
- Garage
- Mains Gas, Electric, Water & Drainage
- Council Tax - B (March 2025)
- EPC - D
- Approx 72m<sup>2</sup>
- No Chain
- Freehold



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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.