



**2 Christopher Street, Llanelli, SA15 1DF**

**£145,000**

 **3**  **1**  **2**  **E**





Davies Craddock Estates are pleased to present for sale this three bedroom terraced property in Christopher Street, Llanelli.

The property has two reception rooms and kitchen to the ground floor and three bedrooms and family bathroom on the first floor. Externally, the property has an enclosed garden with side entrance and separate garage with space for a car.

The property is situated close to the local school, amenities and near by shops with Llanelli Town Centre just a short walk away.

The property briefly comprises of ;

#### **Entrance**

Door into;

#### **Hallway**

Stairs to first floor, laminate flooring, radiator.

#### **Sitting Room**

11'8" x 9'8" approx (3.58 x 2.97 approx)

Window to front, feature fireplace, radiator.

#### **Lounge**

11'11" x 12'2" approx (3.65 x 3.72 approx)

Window to rear, laminate flooring, radiator.







## Kitchen

11'6" x 7'8" approx (3.52 x 2.35 approx)  
Window to side, tiled flooring, wall and base units with worktop over, gas hob and electric oven with extractor fan over, space for fridge freezer, washing machine and tumble dryer, sink and drainer with mixer tap.

## Inner Hall

Door to side.

## Bathroom

8'11" x 8'0" approx (2.74 x 2.44 approx)  
Two windows to rear, tiled flooring, fully tiled walls, W/C, wash hand basin, bath, shower enclosure, radiator.

## First Floor Landing

Window to rear, loft access.

## Bedroom One

10'9" x 8'6" approx (3.30 x 2.61 approx)  
Window to fore, radiator.

## Bedroom Two

9'7" x 8'11" approx (2.94 x 2.72 approx)  
Window to rear, storage cupboard housing boiler, radiator.

## Bedroom Three

7'7" x 6'5" approx (2.33 x 1.98 approx)  
Window to fore, laminate flooring, radiator.

## Externally

Enclosed rear garden.

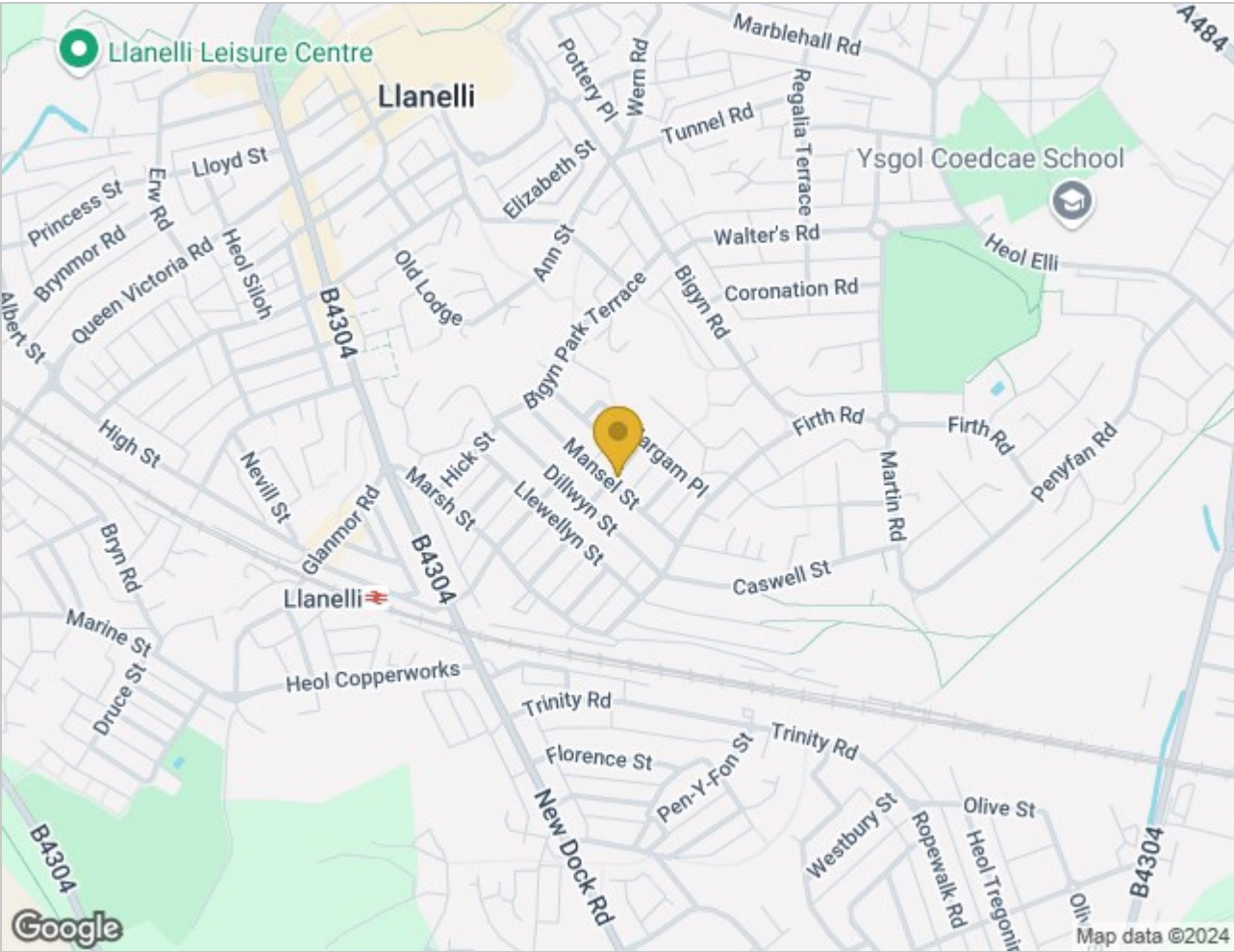
## Garage

14'11" x 12'9" approx (4.55 x 3.89 approx)  
Electric door.

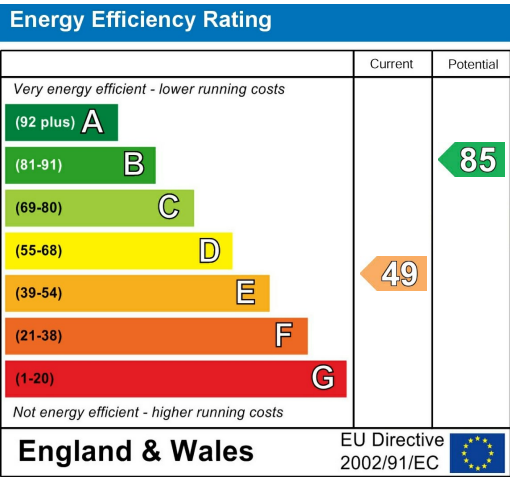




To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- End of terrace
- Three bedrooms
- Two reception rooms
- Kitchen
- Bathroom
- Enclosed garden with garage
- Mains electric, gas water and drainage
- Council tax-B
- EPC- E
- No chain



These particulars, whilst believed to be accurate 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 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.

