



9 Russell Street, Llanelli, SA15 1BH  
£139,950

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Davies Craddock Estates are pleased to present this three bedroom mid terraced property on Russel Street, Llanelli.

This newly renovated property offers a spacious living rooms leading into a dining room which seamless flows onto the well appointed kitchen followed by a convenient utility space and bathroom on the ground floor with three well proportioned bedrooms on the first. Externally, a low maintenance garden with garage.

Situated with quick and easy access to local schools and walking distance to Llanelli town centre and all its associated amenities.

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

### Entrance Vestibule

Carpeted flooring, into;

### Hallway

laminate flooring, radiator, stairs to first floor, under stairs storage cupboard.

### Living Room

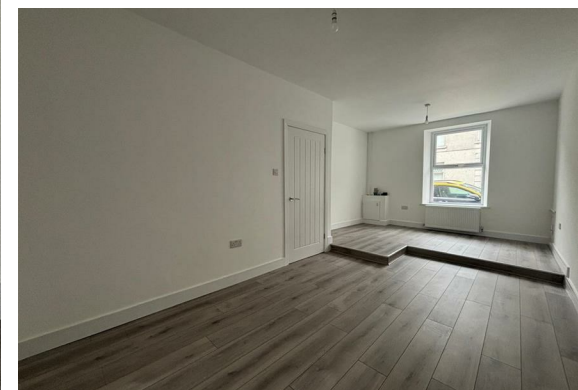
20'9" x 11'5" approx. (max) (6.34 x 3.50 approx. (max) )

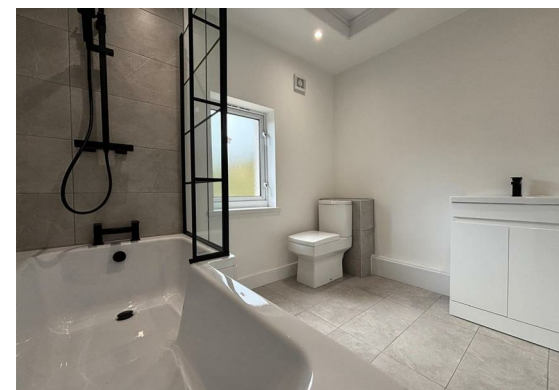
Laminate flooring, raised level to front, radiator, window to front.

### Dining Room

13'8" x 6'7" approx. (4.19 x 2.02 approx. )

Laminate flooring, radiator, spot lights, double doors to rear.





## Kitchen

Fitted with wall and base units with worktop over. sink and drainer with mixer tap, oven and ceramic hob with extractor hood over, space for dishwasher and fridge/freezer, wall unit housing boiler - POTTERTON, tiled flooring, spot lights, leading on to;

## Utility

4'0" x 5'6" approx. (1.22 x 1.68 approx. )

Work top with space for washing machine and tumble dryer, tiled flooring.

## Bathroom

8'6"+3'3" x 7'9" approx. (2.6+1 x 2.38

approx. )

Fitted with W/C, hand wash basin vanity, panelled bath with shower over, glass shower screen, heated towel rack, part tiled walls, tiled flooring, spot lights, window to rear, loft access.

## Landing

Window to rear.



## Bedroom One

8'3" x 11'5" approx. (2.52 x 3.50 approx. )

Window to front, radiator.

## Bedroom Two

7'5" x 10'5" approx (max) (2.27 x 3.18

approx (max) )

Window to rear, radiator.

## Bedroom Three

6'7" x 8'6" approx. (2.01 x 2.60 approx. )

Window to front, radiator.

## External

Enclosed rear garden with decorative stone.

## Garage

15'3" x 15'8" approx. (4.67 x 4.80 approx.

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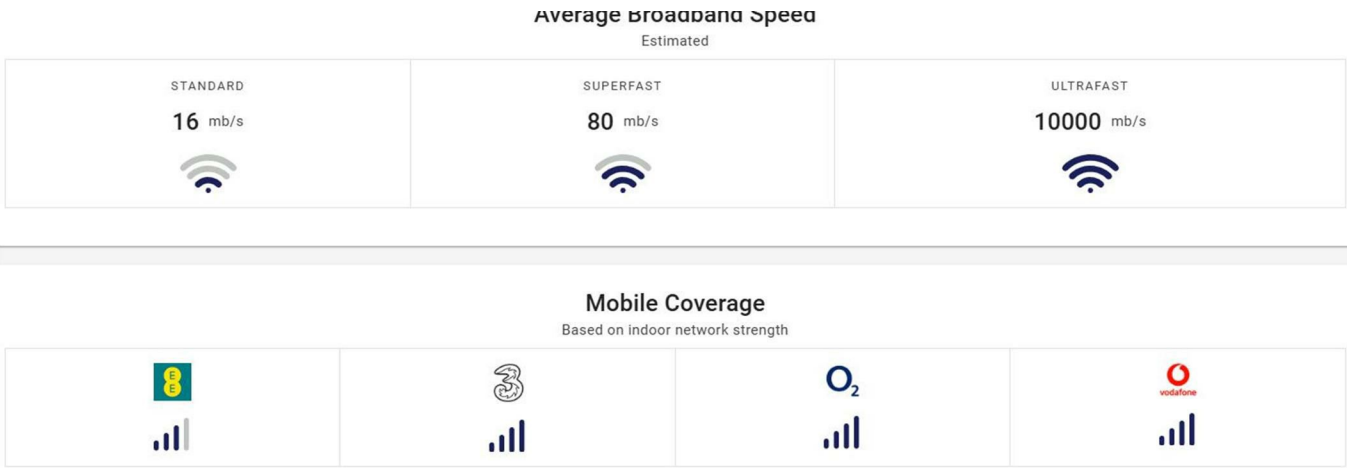
Up and over door to rear, door to rear for pedestrian access.

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



- Terraced House
- Newly Renovated Throughout
- Three Bedrooms
- Enclosed Garden
- Garage To Rear
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (Sept 25)
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 firm's 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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Reviews ★★★★★

