



I Cwm Terrace, Llanelli, SA15 4EU

£229,950

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Davies
CRADDOCK

Davies Craddock are pleased to present this semi detached spacious property in the desirable location of Furnace, Llanelli. Llanelli is fast becoming a desirable location to live due to its proximity to the seaside and abundance of amenities and local businesses within the town centre and out of town retail parks.

The property is set a stones throw from the renowned Stradey Park Hotel and benefits from being a short drive from the seaside towns of Burry Port and Pembrey, as well as the historical town of Kidwelly.

The house comes well presented and needs little work bar personalising touches from prospective buyers, and needs to be viewed to be appreciated. Briefly the property comprises;

Entrance

Door into;

Hallway

Stairs to first floor, radiator

Lounge

22'10" x 12'5" approx (6.96m x 3.78m approx)

Window to fore, french door to rear, two storage cupboards, two radiators

Sitting Room

8'5" x 12'4" approx (2.57 x 3.76 approx)

French doors to rear, window and door to side, radiator





Kitchen

14'1" x 12'9" approx (4.31 x 3.89 approx)
 Patio doors to fore, window to side, tiled flooring, part tiled walls, wall and base units with complimentary work surfaces, space for cooker, extractor fan over, sink with micer tap, space for fridge/freezer

Utility Room

8'3" x 9'0" approx (2.52 x 2.76 approx)
 Window and door to rear, wall cupboards, space for washing machine and tumble drier, door into;

Shower room

Tiled flooring, fully tiled walls, W/C, wall mounted wash hand basin, shower cubicle, radiator

First Floor Landing

Window to rear, loft access

Bedroom One

9'2" x 10'11" approx (2.81 x 3.35 approx)
 Window to rear, storage cupboard, radiator

Bedroom Two

9'1" x 12'4" approx (2.78 x 3.76 approx)
 Window to fore, radiator

Bedroom Three

7'0" x 8'3" approx (2.14 x 2.52 approx)
 Window to fore, radiator

Bedroom Four

12'2" x 8'7" approx (3.71 x 2.62 approx)
 Window to fore, built in wardrobes, radiator

Bathroom

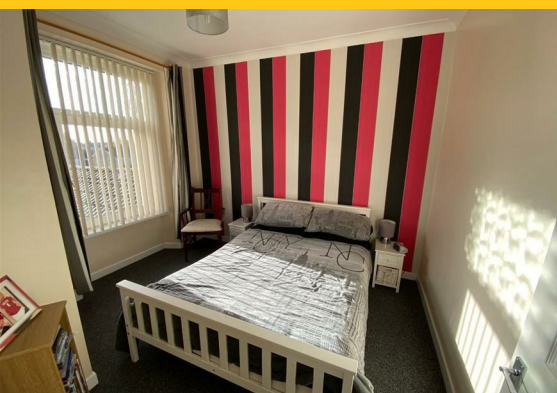
12'1" x 8'7" approx (3.7 x 2.62 approx)
 Window to rear. tiled flooring, fully tiled walls, free standing bath, shower cubicle, wash hand basin set in vanity unit, W/C, radiator

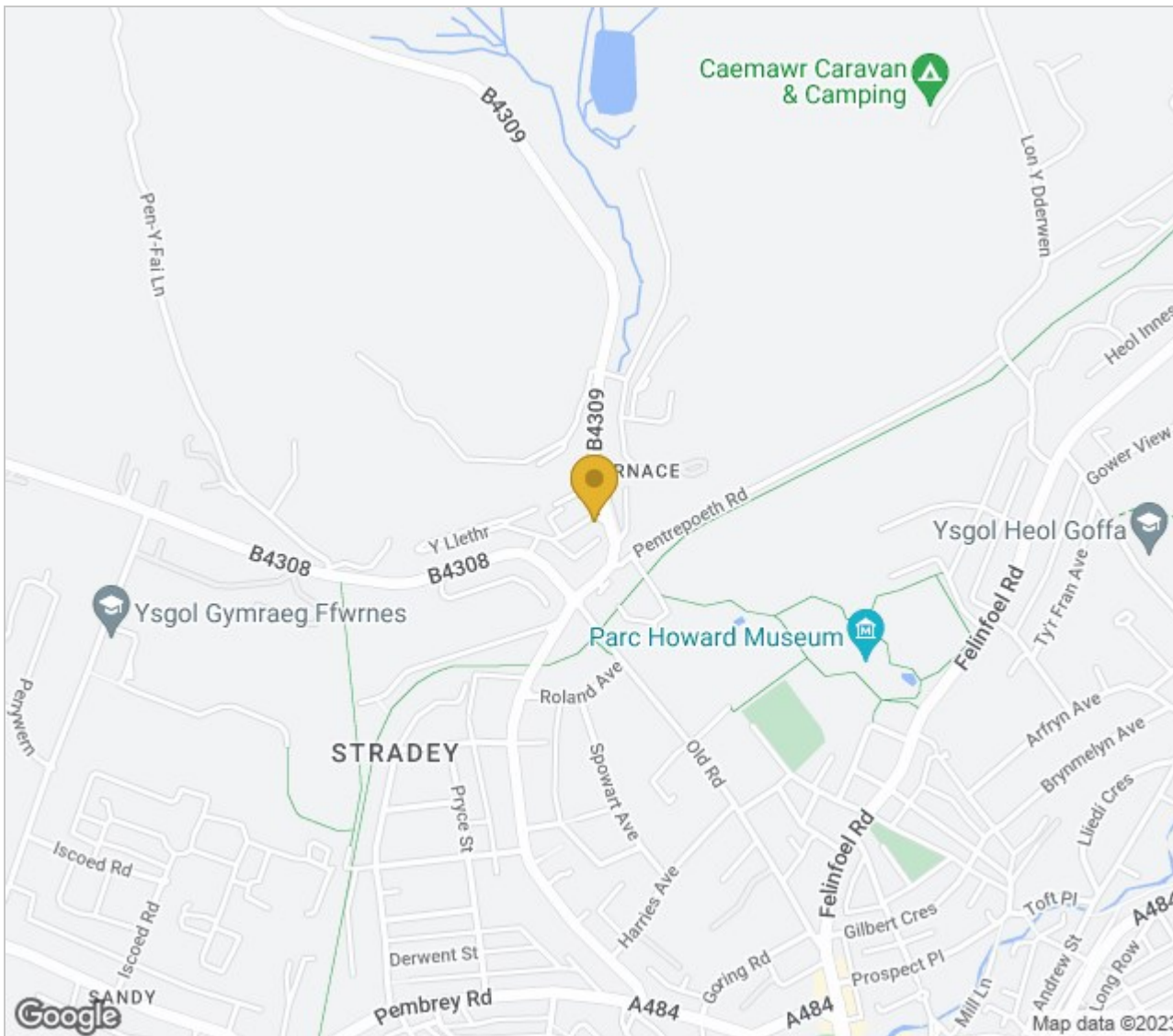
Basement

Laminate flooring, wall mounted boiler

Externally

Enclosed rear garden, decking areas, gravelled area, side entrance





- Semi-Detached
- Four Bedroom
- EPC D
- Approx 125m2
- Council Tax Band B
- Freehold
- Enclosed Low Maintenance Garden
- Two Bathrooms
- Desirable Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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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