



12 Princess Street, Llanelli, SA15 2TD

£115,000



Davies Craddock Estates are pleased to present for sale this mid-terrace property on Princess Street, Llanelli.

In need of updating throughout, this home offers a wealth of potential for investors or first time buyers. The ground floor accommodation comprises two versatile reception rooms, a sunroom, and a practical utility area complete with a convenient cloakroom. Upstairs, the property features three well-proportioned bedrooms and bathroom. Externally, a courtyard-style garden with a brick storage shed and the added advantage of rear lane access.

Ideally situated within walking distance of Llanelli Town Centre, the property enjoys easy access to the St Elli Shopping Centre, local supermarkets, and a variety of primary schools. For those who enjoy the outdoors, the scenic Millennium Coastal Path and beachfront are just a short distance away, while excellent transport links—including the nearby Llanelli Railway Station.

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

### Entrance Hallway

Stairs to first floor, under stairs storage cupboard, radiator.

### Lounge

22'8" x 12'5" approx (6.91 x 3.80 approx)

Window to front, feature fireplace, radiator, door into:

### Sun Room

5'10" x 7'5" approx (1.78 x 2.27 approx)

Patio doors to rear.

### Sitting Room

16'0" x 9'5" approx (4.89 x 2.88 approx)

Window to side, feature fireplace, radiator.





### Kitchen

14'10" x 9'4" approx (4.53 x 2.86 approx)

Window to side, tiled flooring and walls, wall and base units with worktop over, sink and drainer with mixer tap, space for fridge freezer, and cooker, radiator.

### Utility Room

7'8" x 7'8" approx (2.34 x 2.34 approx)

Door to side, tiled flooring.



### Cloakroom

6'3" x 3'8" approx (1.93 x 1.13 approx)

Window to rear, tiled flooring and walls, W/C, pedestal wash hand basin, heated towel rail.

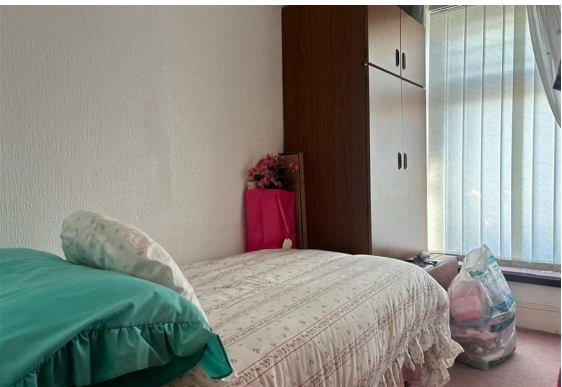
### First Floor Landing

Split landing, loft access.

### Bedroom One

12'6" x 10'7" approx (3.83 x 3.24 approx)

Window to front, radiator.



### Bedroom Two

15'5" x 9'5" approx (4.70 x 2.88 approx)

Window to side and rear, radiator.

### Bedroom Three

9'7" x 5'8" approx (2.94 x 1.74 approx)

Window to front, radiator.

### Bathroom

10'9" x 10'0" approx (3.28 x 3.07 approx)

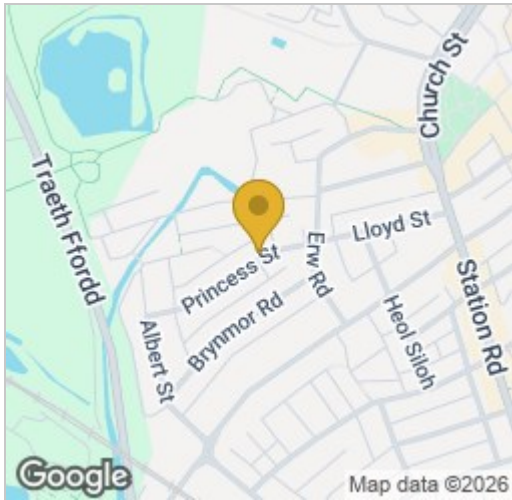
Window to rear, tiled walls, W/C, pedestal wash hand basin, shower cubicle, bath, storage cupboard housing boiler, radiator.



### Externally

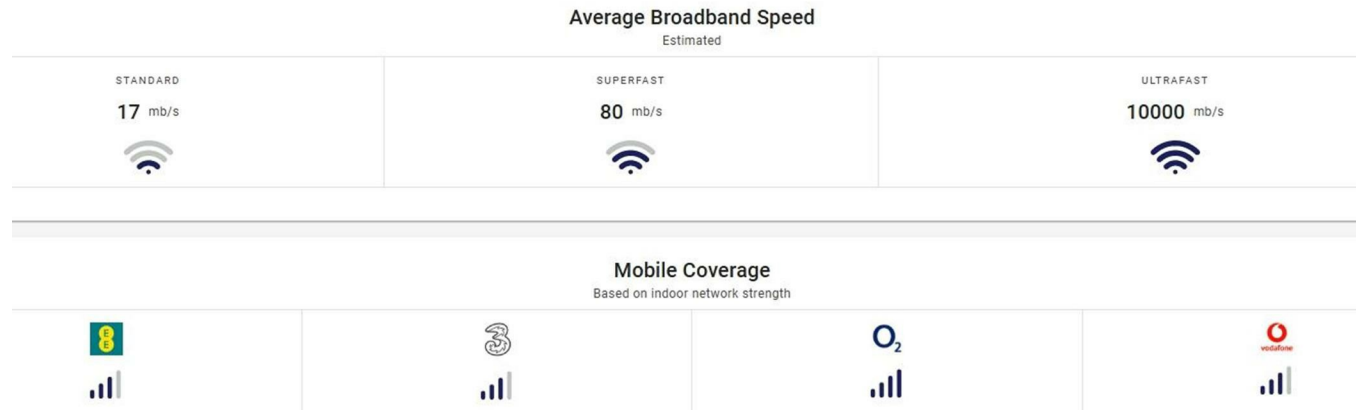
Enclosed rear garden.

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



- Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Mians Gas, Electric, Water & Drainage
- EPC - TBC
- Council Tax - C
- Freehold
- No Chain
- On Road Parking (Permit Required)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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!  
**LEAVE US  
A REVIEW**



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Google  
Reviews ★★★★★

