



27 Maes Yr Haf, Llanelli, SA15 3NF

Auction Guide £180,000

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Davies Craddock are pleased to present this Detached, character filled, Three bedroom Family home in Llanerch, Llanelli.

Sitting proud within a good sized plot , the property benefits from Two Reception Rooms, Kitchen / Diner, W.C, Conservatory with Three Bedrooms and Shower Room to the first floor . The property further benefits from front and rear gardens, off road parking and a Garage,

Within walking distance of local Schools, with Prince Phillip Hospital and Trostre Retail Park a short drive away making this property ideal for families or investors alike.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

The property must be seen to be appreciated for its size and position and comprises:

### **Entrance Porch**

Into

### **Hallway**

stair case to the first floor, window to the side, original herringbone flooring, radiator







## W.C

Window to the side, tiled flooring, W.C.

## Sitting Room

13'4" x 13'5" (4.07 x 4.10)

Bay window to the front, feature fire place, radiator.

## Lounge

13'1" x 13'1" (4.00 x 4.01)

Patio doors to the rear, feature fire place, herringbone flooring, radiator.

## Conservatory

13'10" x 9'1" (4.24 x 2.78)

French doors to the rear, tiled flooring, radiator.



## Kitchen / Diner

21'3" x 11'9" (6.49 x 3.59)

Windows to the side and rear, tiled and laminate flooring, fitted with a range of wall and base units with work tops over with sink and drainer with mixer tap, integrated gas hob with electric oven and extractor over, plumbing for washing machine, space for tumble dryer and fridge freezer, radiator.

## First Floor Landing

Window to the side, loft access.



## Bedroom One

14'2" x 11'10" (4.33 x 3.61)

Bay window to the front, radiator.

## Bedroom Two

11'9" x 12'7" (3.59 x 3.84)

Window to the rear, radiator.

## Bedroom Three

8'8" x 9'0" (2.66 x 2.75)

Window to the front, storage cupboard, radiator.

## Shower Room

8'4" x 7'11" (2.56 x 2.43)

Window to the side, tiled flooring, fully tiled walls, w.c., wash hand basin set in vanity unit, corner shower cubicle, two storage cupboards one housing the boiler, radiator.

## Externally


Front garden mainly laid to lawn with access to the front door, driveway to the side for several vehicles leading to the detached garage. To the rear





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



| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         | 81  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   | 67      |   |
| (39-54) E                                   |         |   |
| (21-38) F                                   |         |   |
| (1-20) G                                    |         |   |
| Not energy efficient - higher running costs |         |   |
| England & Wales                             |         | EU Directive 2002/91/EC  |



- Detached Property
- Two Reception Rooms
- Kitchen / Diner
- Character Features
- Driveway and Detached Garage
- No Chain
- EPC Rating D
- Council Tax Band D
- Main Gas, Electric, Water & Drainage
- Freehold

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 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.