



38 Llwyn Cyfarthwch, Llanelli, SA15 1GY

£129,995



Davies
CRADDOCK

We are delighted to present for sale this unique opportunity to purchase this two bedroom terraced property set in the popular location of Llwynycfarthwch, Llanelli.

The property sits in the envious position of being within a short drive of both Trostre retail parks and Llanelli town centre with ease of access to all of the local area's amenities and attractions. Set within a cul de sac the property comprises: entrance hall, lounge, and extended contemporary kitchen. To the first floor there are two bedrooms and a family bathroom. Externally the property has a landscaped enclosed rear garden with courtyard garden to the front and allocated parking within close proximity.

We feel that the property will make a great first time home along with an ideal buy to let opportunity for the discerning landlord.

Viewing is strictly via appointment via Davies Craddock Estate Agents

Entrance Hall

Via uPVC door, stairs to first floor, plastered walls and ceiling, radiator , door to:

Lounge

22'11" x 6'8 (6.99m x 2.03m)

uPVC window to front, wooden flooring throughout , two radiators , door to:





Kitchen

10'11" x 6'0" approx (3.33m' x 1.83m' approx)

uPVC french doors to rear garden, range of wall and base units with complementary work surfaces, bespoke island unit, integrated oven, hob and cooker hood, vertical radiator, space for washing machine and fridge freezer.

First Floor

Landing

Plastered walls and ceiling, loft access, doors to:

Family Bathroom

6'0" x 4'0" approx (1.83m' x 1.22m approx)

uPVC frosted window to rear, pedestal sink, bath with shower screen, fully tiled walls and floor, WC, towel heater, extractor fan.

Bedroom One

10'0", x 6'5" approx (3.05m, x 1.96m approx)

uPVC window to front, radiator, laminate flooring throughout.

Bedroom Two

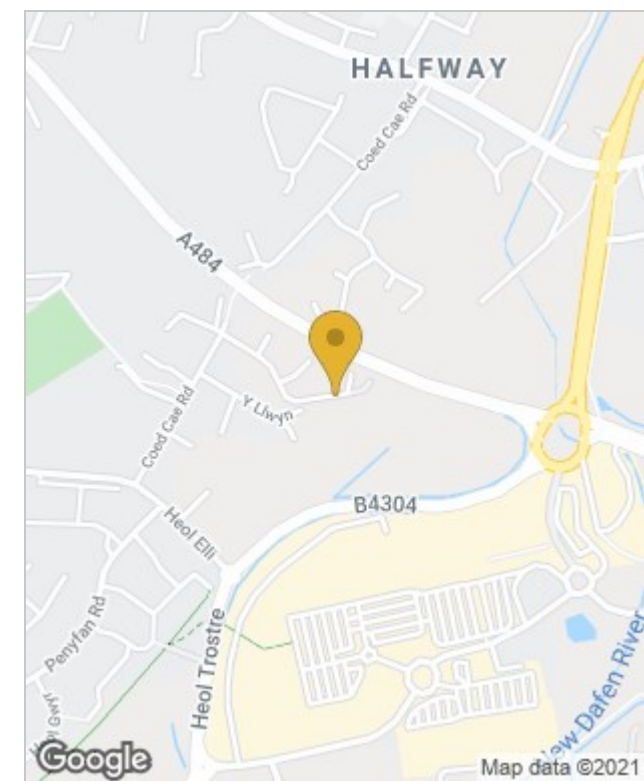
8'0" x 4'11" approx (2.44m' x 1.50m approx)

uPVC window to rear, storage recess; airing cupboard housing baxi combination boiler, radiator, laminate flooring throughout.

Externally

Fully enclosed rear garden with landscaped turf and decked area with rear access, landscaped garden to front with two allocated parking bays located within close proximity.





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