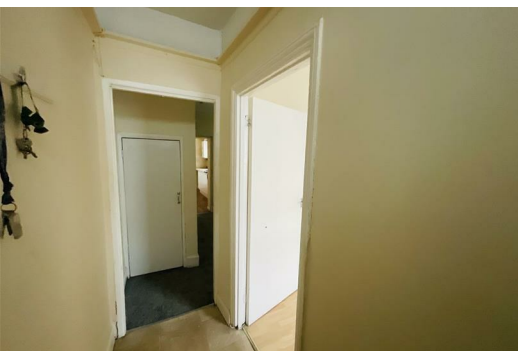




71 Llewellyn Street, Llanelli, Carmarthenshire SA15 1BD
£89,995

An Excellent Opportunity to purchase a TWO BEDROOM MID TERRACE property with excellent links to Llanelli Train Station, Llanelli Town Centre and its amenities. The Accommodation within comprises of Entrance Hall, Lounge, Sitting Room, Kitchen, Bathroom and Two Bedrooms. Externally the property has a rear garden. Ideal for First Time Buyer/Investor. Energy Rating D, Council Tax Band B, Tenure: Freehold



Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

Textured ceiling, radiator, tiled effect vinyl floor.

Sitting Room 9'0 x 11'11 approx (2.74m x 3.63m approx)

Coved and smooth ceiling, two recess alcoves, radiator, laminate wood floor, B.T point, uPVC double glazed window to front.

Lounge 13'11 x 10'6 approx (4.24m x 3.20m approx)

Coved and smooth ceiling, laminate wood floor, radiator, under stairs storage cupboard, stairs to first floor, uPVC double glazed window to rear, smoke detector.

Kitchen 12'8 x 8'8 approx (3.86m x 2.64m approx)

A fitted kitchen comprising of base units with work surface over, textured ceiling, wall mounted boiler, plumbing for washing machine, space for cooker, part tiled walls, uPVC double glazed window to side, radiator, stainless sink with mixer tap.

Inner Porch

Textured ceiling, storage cupboard with shelf, tiled effect vinyl floor, uPVC double glazed entrance door to rear garden.

Bathroom 8'9 x 4'6 approx (2.67m x 1.37m approx)

A three piece suite comprising of pedestal wash hand basin, bath, low level W.C., radiator, part tiled walls, textured ceiling, uPVC double glazed window to side.

First Floor

Landing

Smooth ceiling, access to loft space.

Bedroom One 14'6 x 8'6 approx (4.42m x 2.59m approx)

Smooth ceiling, radiator, uPVC double glazed window to front.

Bedroom Two 11'5 x 11'0 approx (3.48m x 3.35m approx)

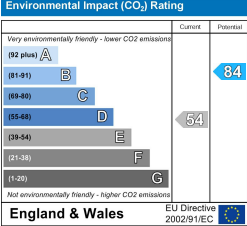
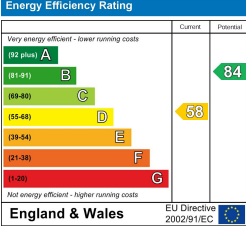
Smooth ceiling, radiator, uPVC double glazed window to rear.

External

Paved enclosed rear garden

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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