



## 43 Ralph Terrace, Llanelli, Dyfed SA15 2UB £495 PCM

An opportunity to purchase a THREE BEDROOM MID TERRACE House within short distance of the Town Centre, Train Station and other local amenities. With No Chain, this property is ideally suited to a First Time Buyer or Investor looking for a potential Let. Requiring some updating the property briefly comprises of Entrance Hallway, Lounge/ Dining Room, Kitchen, Bathroom and to the First Floor Three Bedrooms. Externally the property benefits from a low maintenance rear garden. Viewing Recommended EPC: TBC.



### Entrance:

Via uPVC entrance door into :

### Vestibule:

Coved and textured ceiling, dado rail, laminate floor, door into:

### Entrance Hallway:

Coved and textured ceiling, dado rail, radiator, laminate floor, under stairs storage cupboard, stairs to first floor.

### Lounge/Dining Room 22'8 x 12'10 max ( 9'9 min ) approx (6.91m x 3.91m max ( 2.97m min ) approx)

Coved and textured ceiling, uPVC double glazed window to front, uPVC double glazed door to rear, dado rail, two radiators, fireplace.

### Kitchen: 13'9 x 9'3 approx (4.19m x 2.82m approx)

Coved and textured ceiling, access to loft space, uPVC double glazed patio door to side, radiator, part tiled walls, tiled floor. Base and wall units with work surfaces over, integrated electric hob and oven, stainless steel sink unit.

### Inner Hallway: 9'9 x 4'9 approx (2.97m x 1.45m approx)

Coved and textured ceiling, access to loft space uPVC half double glazed door to side, radiator, linoleum flooring, wall mounted boiler, plumbing for washing machine.

### Bathroom: 9'2 x 6'2 approx (2.79m x 1.88m approx)

Coved and textured ceiling, obscured double glazed uPVC window to rear, part tiled walls, radiator, linoleum flooring, Three piece suite comprising of Low Level W.C, pedestal wash hand basin, bath with shower over.

### First Floor:

#### Landing:

Coved and textured ceiling, access to loft space, smoke detector, obscured uPVC double glazed window to rear, dado rail.

#### Bedroom One: 10'1 x 9'9 approx (3.07m x 2.97m approx)

Coved and textured ceiling, uPVC double glazed window to rear, radiator.

#### Bedroom Two: 11'8 x 9'1 approx (3.56m x 2.77m approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator. linoleum flooring.

#### Bedroom Three: 8'1 x 6'8 approx (2.46m x 2.03m approx)

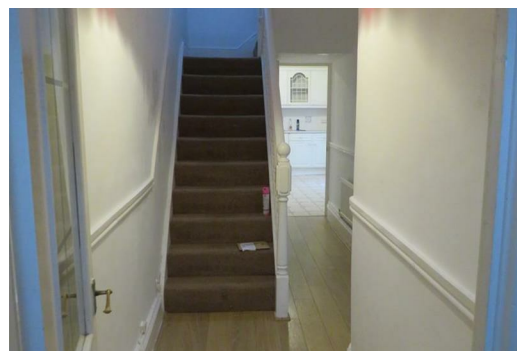
Coved and textured ceiling, uPVC double glazed window to front, radiator.

### External:

To the rear of the property is an enclosed garden, with a patio area and storage shed and a gate leading to a hard standing and gated pedestrian access.

### 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



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)