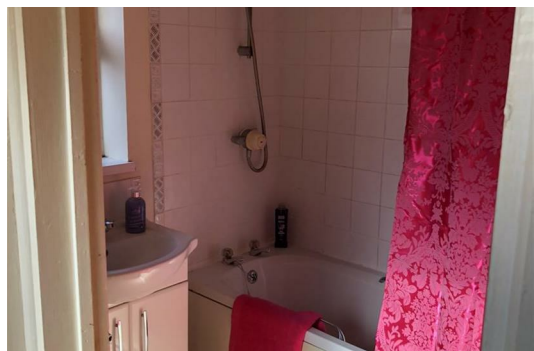




10 Nevill Street, Llanelli, Carmarthenshire SA15 2RS
£95,000

An Excellent Opportunity to purchase a THREE BEDROOM MID TERRACE HOUSE located close to Llanelli Train Station and with easy access to Llanelli Town Centre. The Accommodation within comprises of Entrance Hallway, Two Reception Room, Kitchen, Utility Room, Bathroom and Three Bedrooms. Ideal for First Time Buyer. NO CHAIN . Energy Rating: E



Entrance

Access via uPVC double glazed entrance door leading into:

Vestibule

Smooth ceiling, tiled floor, interior door into:

Entrance Hallway

Smooth ceiling, stairs to first floor, radiator, laminate wood floor, under stairs storage area.

Lounge 12'8 x 9'5 approx (3.86m x 2.87m approx)

Smooth ceiling, laminate wood floor, wood fire surround, uPVC double glazed window to front.

Sitting Room 10'8 x 10'0 approx (3.25m x 3.05m approx)

Smooth ceiling, two wall lights, radiator, uPVC double glazed window to rear.

Kitchen 13'4 x 9'1 approx (4.06m x 2.77m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, smooth ceiling, electric four ring hob and oven with extractor hood over, single stainless steel sink with mixer tap, laminate wood floor, part tiled walls, radiator, space for fridge freezer, uPVC double glazed window to rear, storage cupboard.

Utility Room 9'5 x 7'0 approx (2.87m x 2.13m approx)

Sink unit with stainless steel sink, wall mounted Worcester boiler, tiled floor, radiator, plumbing for washing machine, uPVC double glazed window to side.

Rear Porch

Smooth ceiling, tiled floor, uPVC double glazed entrance door.

Bathroom

A three piece suite comprising of low level W.C., wash hand basin, bath with shower over, tiled floor, part tiled walls, uPVC double glazed window to rear, radiator.

First Floor

Landing

Smooth ceiling, smoke detector, access to loft space

Bedroom One 11'4 x 7'7 approx (3.45m x 2.31m approx)

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

Bedroom Two 9'5 x 8'8 approx (2.87m x 2.64m approx)

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

Bedroom Three 8'3 x 6'8 approx (2.51m x 2.03m approx)

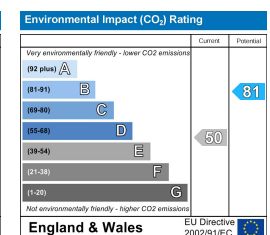
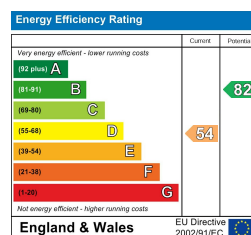
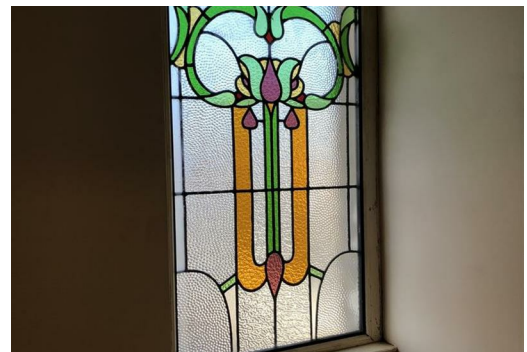
Smooth ceiling, radiator, uPVC double glazed window to front.

External

Rear 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



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1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 634 SQ.FT.
(58.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.4 SQ.M.)

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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