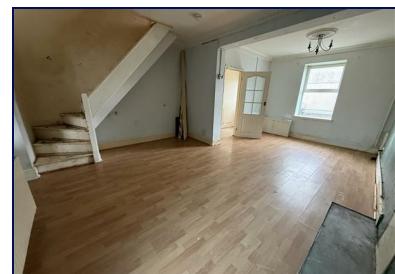


# 5 Druce Street, Seaside, Llanelli, Carmarthenshire, SA15 2NU



**Offers in the region of £109,995**



Located in the Seaside area of Llanelli a two bedroom & boxroom mid terrace house.

There is no onward chain, the property is an ex rental.

Living space offers living dining room, kitchen and downstairs bathroom, upstairs has the two bedrooms and the box room. Small manageable rear enclosed garden with access to rear lane.

The area is popular as close to the coast, Llanelli beach, & a new local primary school.

The property does need improvement works. Electrical and gas certificates in place.

EPC: D Square Metres: 72 Council Tax Band: B

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## Hall

Shallow cupboard, radiator,

## Living Dining Room

19'10" x 13'10" ( 10'3" ) ( 6.07 x 4.22( 3.13 ) )

Window to front and rear, open understairs, stairs to first floor, two radiators.



## Kitchen

15'4" x 9'3" ( 4.68 x 2.84 )

Base and wall units, sink, spaces for cooker, fridge freezer, washing machine, wall mounted boiler, window and door to side, seating space, radiator.



## Bathroom

9'4" x 6'0" ( 2.85 x 1.85 )

Bath with shower over, wc, basin, window to rear, radiator, loft access.



## FIRST FLOOR Landing

Loft access

## **Bedroom 1**

**11'5" x 9'4" (3.50 x 2.87)**

Window to rear, built in cupboards, radiator.



## **Bedroom 2**

**9'4" x 8'0" (2.85 x 2.44)**

Window to front, radiator.



## **Box Room**

**6'11" x 5'11" (2.12 x 1.82)**

Window to front, radiator.



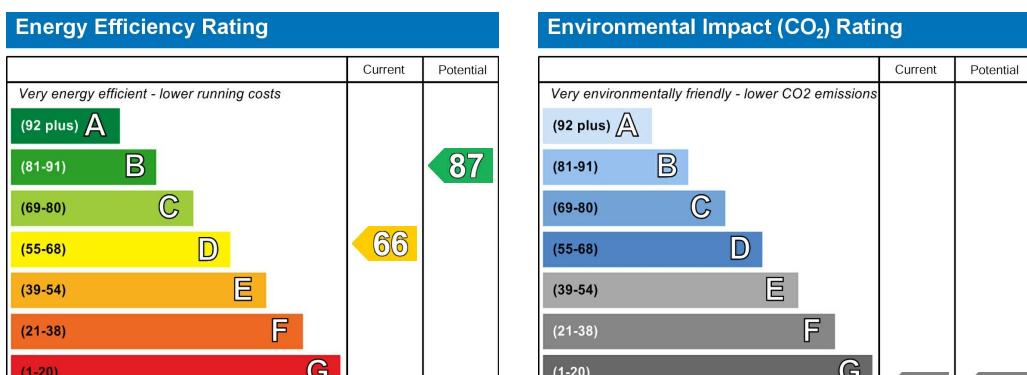
## **Externally**

Small courtyard garden, shed, rear gate to lane.



## **Services**

Advised all services are mains, wide angled lens has been used on occasion. Freehold.



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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**

#### **Chartered Surveyor Services**

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.