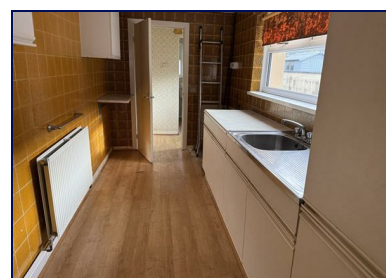
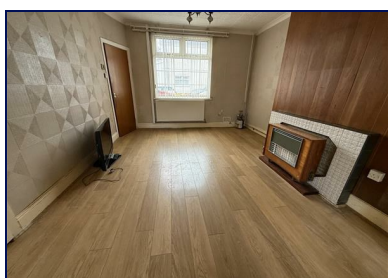


49 Heol Tregoning, Llanelli, SA15 2BD



Asking price £89,995



Mid terrace three bedroom house with no onward buying chain. The property is in need of modernising and this is reflected in the price. The living space offers open living dining room, kitchen and downstairs bathroom, three bedrooms to first floor, made up of two doubles and a single. Rear garden is largely made up of a corrugated garage, accessed via the rear lane. The property has a combi boiler, would need updated electrics, new bathroom, new kitchen, and new decor.

EPC: TBC Square Metres: TBC Council Tax Band: TBC

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RICS



naei | propertymark

PROTECTED

Hall

Stairs to first floor, fuse box.

Living Dining Room

22'6" x 12'1"(13'4") (6.87 x 3.70(4.07))

Window to front and rear, under stair cupboard, two radiators, old gas fire untested.



Kitchen

13'9" x 6'3" (4.21 x 1.93)

Base and wall units, sink, window to side, radiator, spaces for fridge freezer, washing machine, cooker.



Rear Lobby

Store cupboard, door to rear.



Bathroom

6'7" x 5'8" (2.03 x 1.74)

Bath, basin, wc, window to rear.



FIRST FLOOR LANDING



Bedroom 1

15'0"(12'3") x 10'1" (4.59(3.74) x 3.08)

Window to front, radiator.



Bedroom 2

12'1" x 6'9" (3.69 x 2.08)

Window to rear, airing cupboard housing boiler.



Bedroom 3

8'11" x 6'10" (2.73 x 2.09)

Window to rear.



Externally

Rear patio/pathway, old corrugated garage accessed from the rear lane.



Services

Advised all services are mains. Wide angled lens has been used on occasion.

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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.