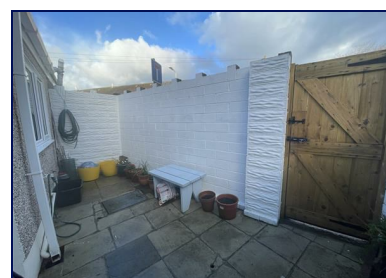# 34, Marine Street, Llanelli, SA15 2NR

Offers in the region of £125,000

A mid-terraced house located in the Seaside area of Llanelli, close to the local beach, popular Brasserie & Cafe and coastal path to explore and make the most of our stunning coastline.
This delightful property gives a cosy, cottage feel and has been updated by the current owner to include new windows & doors fitted February this year, front wall re-rendered and new bathroom in the last couple of years.
Viewing is recommended to appreciate the well presented accommodation which briefly comprises of Entrance Porch, Hallway, Lounge/Diner, Kitchen, Utility, Downstairs Bathroom & Three Bedrooms.
Externally there is a quaint paved courtyard to the rear, low maintenance with gated rear access.
Viewing is by Appointment.
EPC Rating- tbc, Square Metres- tbc, Council Tax- B.

Entrance Porch
Via composite double glazed entrance door, tiled flooring, painted exposed stone walls, half glazed door into:

Entrance Hallway
Tongue & groove panelling to half, tongue & groove panelling to ceiling, door to:

Living Dining Room
24'11" x 14'4" (7.62 x 4.39)
Stairs to first floor, part tongue & groove panelling to half, two radiators, uPVC double glazed window to front, built in storage cupboard, coved ceiling, part feature beams.

Kitchen

15'8" x 10'0" (4.80 x 3.07)

Fitted with a range of base & wall units with complimentary worksurface over, partly tiled walls, stainless steel sink unit, built in electric oven, grill & 4 ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, laminate flooring, uPVC double glazed window to rear, smooth & coved ceiling.

Utility

6'3" x 4'11" (1.91 x 1.52)

Base & wall units with work top, tiled floor, uPVC double glazed door to rear with obscure glass, uPVC double glazed window to rear.

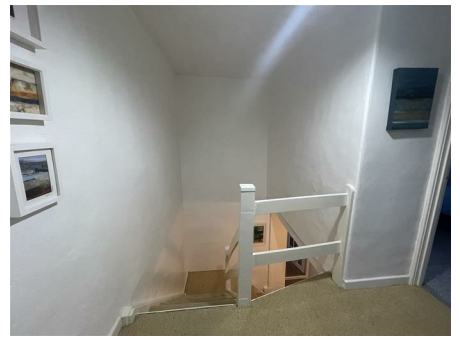
Downstairs Bathroom

9'6" x 5'8" (2.92 x 1.75)

Fitted with a four piece suite comprising of low level W.C., shower cubicle, wash hand basin set in vanity unit and panelled bath, part Respatex to walls, vinyl flooing, uPVC double glazed window to side with obscure glass, textured ceiling, extractor fan.

FIRST FLOOR

Landing

Access to attic space, textured ceiling.

Bedroom 1

13'8" x 10'9" (4.17 x 3.28)

uPVC double glazed window to front, radiator, textured & coved ceiling.

Bedroom 2

13'6" x 8'11" (4.14 x 2.74)

uPVC double glazed window to front, radiator, textured & coved ceiling.

Bedroom 3

10'7" x 7'3" (3.25 x 2.21)

uPVC double glazed window to rear, radiator, textured & coved ceiling, built in storage cupboard & airing cupboard housing wall mounted 'Worcester' gas central heating boiler.
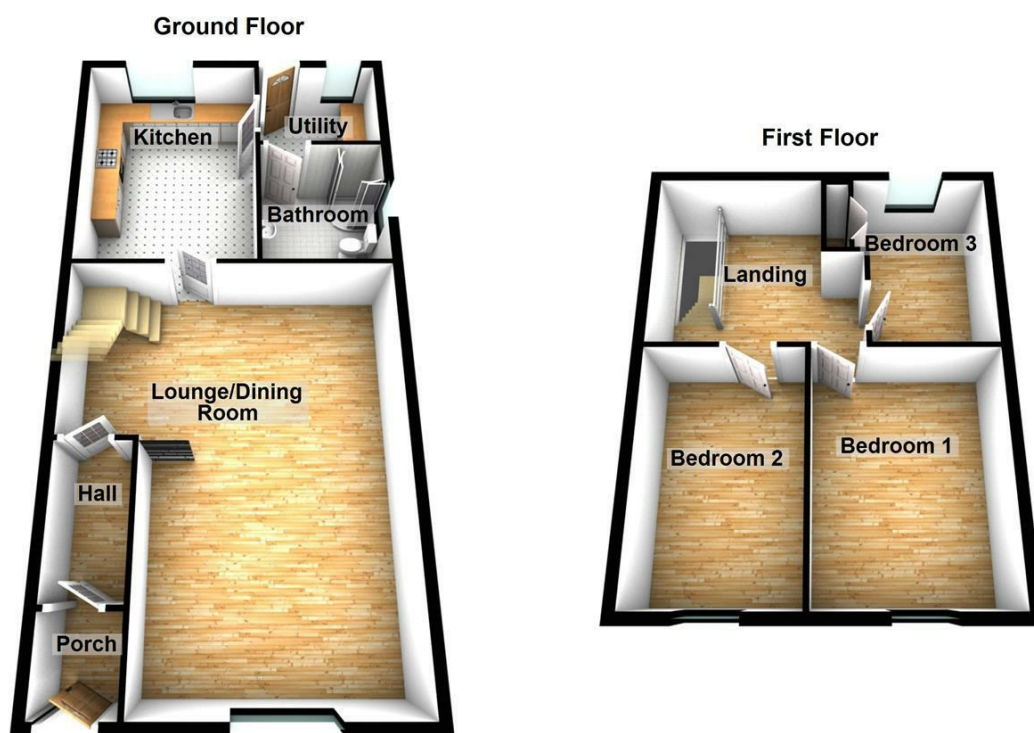
Externally
Walled rear paved courtyard, rear gate.

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

Ground Floor

Kitchen

Utility

Bathroom

Lounge/Dining Room

Hall

Porch

First Floor

Landing

Bedroom 3

Bedroom 2

Bedroom 1

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.