

33 Old Castle Road, Llanelli, SA15 2SL



Asking price £132,500



A mid-terrace house ideally located within walking distance to Town, Cycle Path and Sandy Water Park.

Suitable for First Time Buyer or Investment, well presented throughout with good sized enclosed rear garden. The accommodation comprises of Entrance Hallway, Lounge/Diner, Kitchen, Downstairs Bathroom, Two Bedrooms & Shower Room to the First Floor.

Viewing By Appointment

EPC Rating - D, Square Metres - 98, Council Tax - B
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PROTECTED

Accommodation Provides:

Front entrance door into

Porch:

With composite laminate floor, smooth ceiling, glazed door into

Hallway:

With staircase to first floor, radiator, smooth ceiling, laminate floor.



Lounge with Dining Room:

22'0" x 12'7" max (6.72m x 3.84 max)

Windows to front and rear, two radiators, laminate floor, smooth ceiling, recess with slate hearth and feature beam.



Kitchen:

13'4" x 9'1" (4.08m x 2.79m)

Fitted with base and wall units with complimentary work surfaces, stainless steel single drainer sink unit, integrated electric oven and hob with extractor hood, space for washing machine and fridge freezer, cushioned floor, part tiled walls, radiator, unit housing wall mounted gas fired central heating boiler, window to side.



Rear Hallway:

Cushioned floor, radiator, smooth ceiling, uPVC door to side with obscure glass.



Bathroom:

7'7" x 9'0" (2.32m x 2.76m)

With w.c. and wash hand basin, roll top bath, shower cubicle, extractor fan, fully tiled walls with inset mirror, lino flooring, radiator, window to side with obscure glass.



FIRST FLOOR:

Landing:

Window to rear, loft access, built in cupboard with radiator.

Bedroom 1:

12'11" x 7'8" (3.94m x 2.34m)

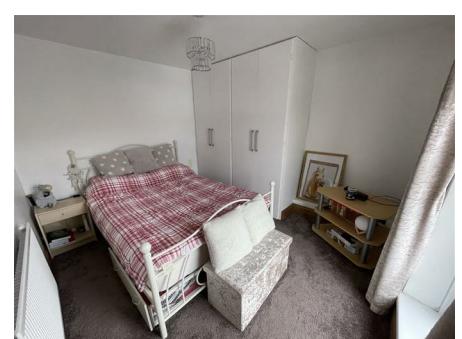
Two windows to front, radiator, fitted wardrobes.



Bedroom 2:

10'7" x 9'11" (3.23m x 3.03m)

Window to rear, radiator, fitted wardrobes.



Shower Room:

With w.c. and vanity wash hand basin, walk in shower, extractor fan, tiled walls, lino flooring, heated towel rail, sun tube.



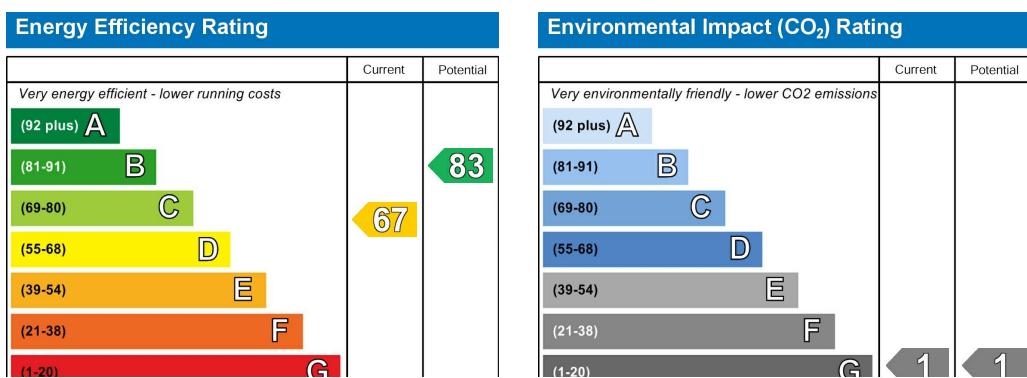
Externally:

Rear garden laid to lawn, gated rear lane access.



Services:

Mains water, gas, electricity and drainage.



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

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