

36 Pen Y Fon Street, Llanelli, SA15 2HR



Offers in the region of £119,950



A mid-terraced house ideally located close to all amenities, local schools, train station and within close proximity to the local beach and coastal path. An ideal investment or first time buy, ready for someone to put their own stamp on it with some sympathetic updating required. New gas combi boiler was installed in 2019 and a full re-wire in 2012.

The accommodation comprises of Hallway, Lounge, Kitchen/Diner, Downstairs Bathroom and Three Bedrooms. Externally is a courtyard with garage (requires work). Added appeal of no onward chain. EPC Rating- D, Square Metres- 76, Council Tax - B.

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RICS

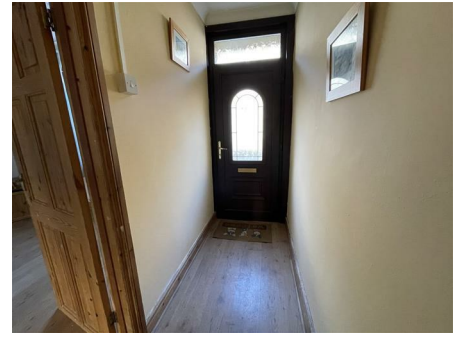


naea | propertymark

PROTECTED

Entrance Hallway

Via uPVC double glazed entrance door, laminate flooring, smoke alarm, smooth & coved ceiling.



Lounge

20'11" x 10'1" (13'8" max) (6.39 x 3.09 (4.19 max))

Stairs to first floor, uPVC double glazed windows to front & rear, two radiators, laminate flooring, textured & coved ceiling.



Kitchen

14'4" x 11'8" (4.37 x 3.57)

Fitted with a range of base & wall units with complimentary worksurface over, plumbing for washing machine, stainless steel sink unit, built in electric oven, grill & 4 ring gas hob, space for fridge/freezer, walls tiled over worksurface, vinyl flooring, radiator, uPVC double glazed French doors to rear, smooth & coved ceiling, smoke alarm, wall mounted gas central heating boiler.



Bathroom

Fitted with a three piece suite comprising of panelled bath, low level W.C. and pedestal wash hand basin, part Respatex to wall, tongue & groove panelling to half, smooth & coved ceiling, vinyl flooring, uPVC double glazed window to rear with obscure glass.



FIRST FLOOR

Bedroom 1

11'10" x 8'10" (3.63 x 2.70)

uPVC double glazed window to rear, radiator, smooth & coved ceiling.



Bedroom 2

7'10" x 11'8" (2.39 x 3.56)

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



Bedroom 3

6'5" x 8'7" (1.98 x 2.64)

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



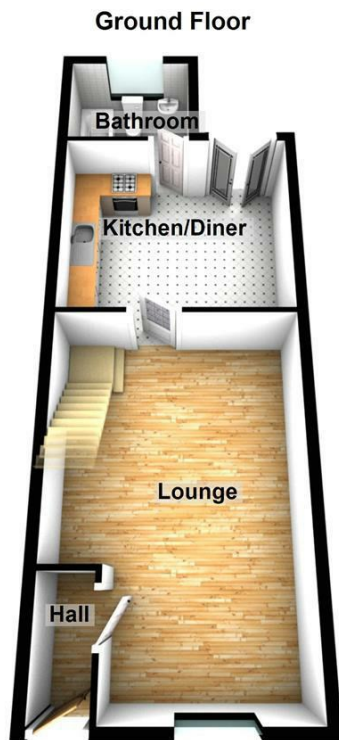
External

Rear courtyard, gated rear lane access, garage with timber door to side and uPVC window to side.



Services

Mains gas, electric, water & drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.