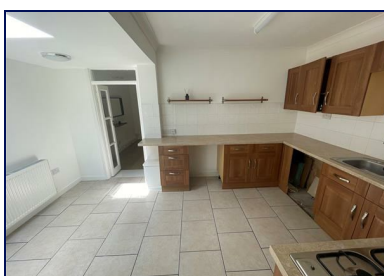
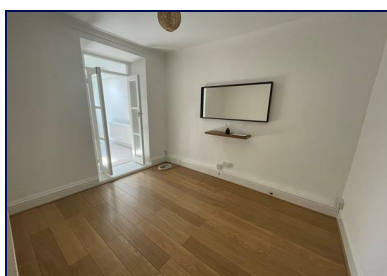


77 Old Castle Road, Llanelli, Carmarthenshire, SA15 2SN



Asking price £128,000



Well presented modernised three bedroom mid terrace house central to town, rear lane access, enclosed rear walled and gated garden yard area.

The house has a downstairs bathroom in addition to the two reception rooms, kitchen dining room in one, and rear lobby. The first floor offers the three bedrooms. The house is mid way along Old Castle Road, there is no onward buying chain. It has a modern light feel to it and makes a lovely home. - Council Tax Band - B - EPC - D68

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RICS



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PROTECTED

Hallway

Under stair cupboard, radiator, stairs to first floor, laminate flooring.



Front Living Room

11'9 x 9'6 (3.58m x 2.90m)

Window to front, radiator, twin alcoves, laminate flooring.



Sitting Room

11'1 x 9'2 (3.38m x 2.79m)

Radiator, doorway into kitchen/dining room, laminate flooring.



Kitchen Dining Room

15'1 x 9'10 (4.60m x 3.00m)

Range of base and wall units, worktop housing sink, tiled floor, part tiled walls, four ring gas hob, built in cooker, space for washing machine, space for fridge freezer. space for tumble dryer, radiator, skylight, door to rear garden.



Rear Lobby

Cupboard housing boiler, tiled floor, door to bathroom.

Bathroom

Tiled floor, part tiled walls , bath with shower over, wash hand basin, W.C. window to side, radiator.



FIRST FLOOR

Landing

Window facing rear, carpet.



Bedroom 1

12'5 x 9'2 (3.78m x 2.79m)

Window to front, radiator, laminate flooring.



Bedroom 2

9'6 x 8'6 (2.90m x 2.59m)

Window to rear, laminate flooring, radiator.



Bedroom 3

9'2 x 5'6 (2.79m x 1.68m)

Window to front, radiator. laminate flooring.



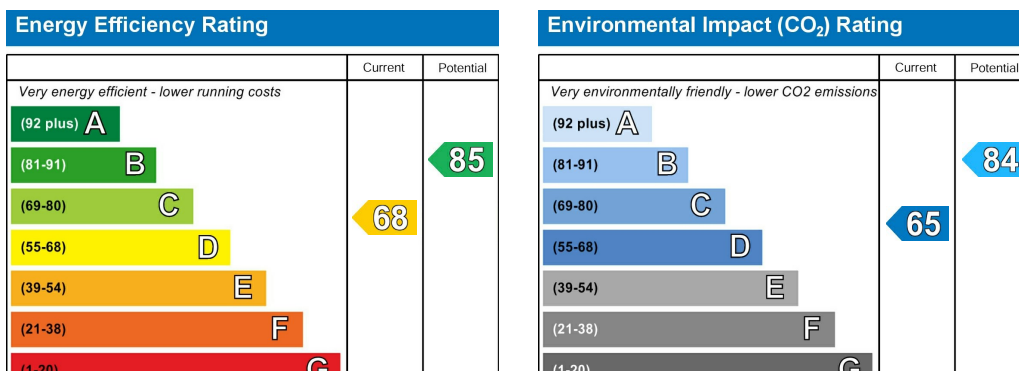
Externally

Enclosed rear yard and rear lane access, double gates, and pedestrian gate.



Services

We are advised all services are mains. Wide angled lense has been used on occasion.



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.