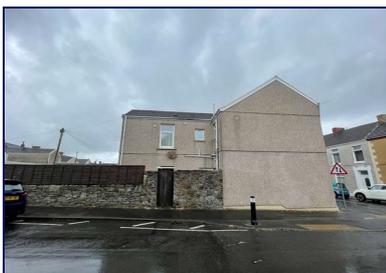


1 Downing Street, Llanelli, Carmarthenshire, SA15 2UA



Offers in the region of £129,995



End of terrace three bedroom house with walled rear garden south facing, and no onward buying chain. The property is ready to go, offers living room, dining room and good size kitchen to ground floor, upstairs offers the three bedrooms, one with en-suite shower room and spacious bathroom. You are in walking distance to town, shops, and to the coastline. Boiler and electrics have been maintained regularly.

EPC: E Square Metres: 94 Council Tax Band: TBC

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PROTECTED

Hallway

Stairs to first floor, radiator, lower understair cupboard.



Front Living Room

11'9" x 11'1" (3.6 x 3.4)

Window to front, fireplace, laminate flooring, radiator, opening to dining room.



Sitting Room

10'5" x 8'10" (3.2 x 2.7)

Window to rear, radiator, laminate flooring, alcoves, electric meter box in cupboard.



Kitchen Dining Room

17'0" x 8'6" (5.2 x 2.6)

Range of base and wall units, worktop housing sink, space for cooker, space for fridge freezer, space for washing machine, laminate flooring, under stair cupboard, window and door to side, radiator.



FIRST FLOOR

Landing

Split turn landing, carpet, loft access.



Bedroom 1

10'2"(6'10") x 17'4" (3.1(2.1) x 5.3)

Window to side, carpet, two radiators.



En-Suite Shower Room

WC, shower cubicle, wall mounted wash hand basin, vinyl flooring, part tiled walls, window to side.



Bedroom 2

12'1" x 8'10" (3.7 x 2.7)

Window to front and corner, radiator, carpet.



Bedroom 3

8'6" x 6'6" (2.6 x 2.0)

Window to front, radiator, carpet.



Bathroom

9'2" x 8'10" (2.8 x 2.7)

Window to front, radiator, laminate flooring, bath, wash hand basin, wc, extractor fan.



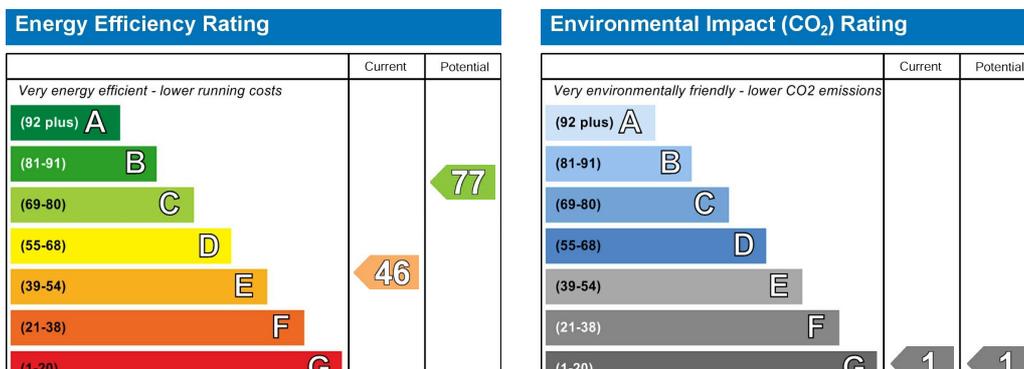
Externally

Side entrance gate, rear laid to patio, walled largely south facing aspect.



Services

Advised all mains. Wide angled lens 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.