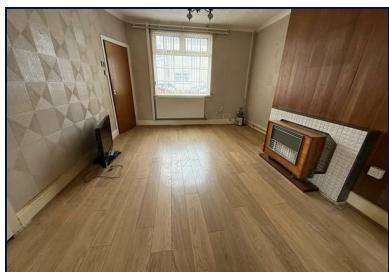


## 49 Heol Tregoning, Llanelli, SA15 2BD



**Asking price £89,995**



Mid terrace three bedroom house with no onward buying chain. The property is in need of modernising and this is reflected in the price. The living space offers open living dining room, kitchen and downstairs bathroom, three bedrooms to first floor, made up of two doubles and a single. Rear garden is largely made up of a corrugated garage, accessed via the rear lane. The property has a combi boiler, would need updated electrics, new bathroom, new kitchen, and new decor.

EPC: TBC Square Metres: TBC Council Tax Band: B

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## **Hall**

Stairs to first floor, fuse box.

## **Living Dining Room**

**22'6" x 12'1"(13'4") (6.87 x 3.70(4.07))**

Window to front and rear, under stair cupboard, two radiators, old gas fire untested.



## **Kitchen**

**13'9" x 6'3" (4.21 x 1.93)**

Base and wall units, sink, window to side, radiator, spaces for fridge freezer, washing machine, cooker.



## **Rear Lobby**

Store cupboard, door to rear.



## **Bathroom**

**6'7" x 5'8" (2.03 x 1.74)**

Bath, basin, wc, window to rear.



## **FIRST FLOOR LANDING**



## **Bedroom 1**

**15'0"(12'3") x 10'1" (4.59(3.74) x 3.08)**

Window to front, radiator.



## **Bedroom 2**

**12'1" x 6'9" (3.69 x 2.08)**

Window to rear, airing cupboard housing boiler.



## **Bedroom 3**

**8'11" x 6'10" (2.73 x 2.09)**

Window to rear.



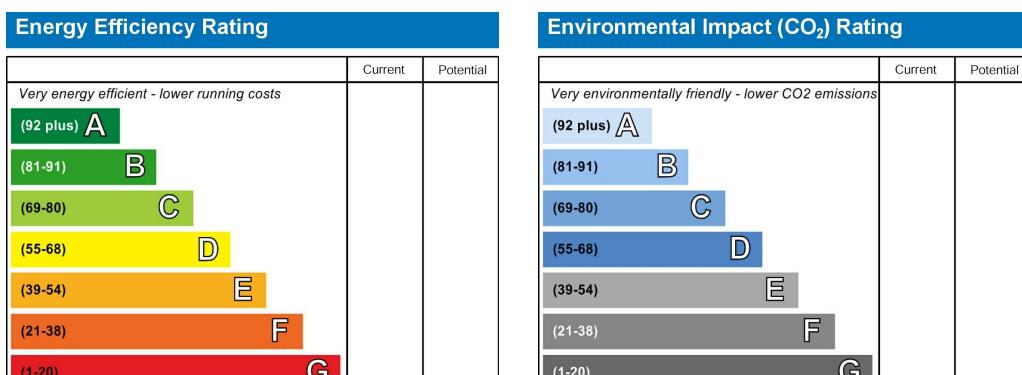
## **Externally**

Rear patio/pathway, old corrugated garage accessed from the rear lane.



## **Services**

Advised all services are 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**

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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.