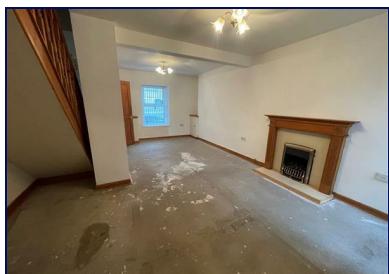


## 37 Dolau Fawr, Llanelli, Carmarthenshire, SA15 2HW



**Asking price £105,000**



Immaculate modernised two bedroom house in Dolau Fawr, the property has a cottage feel and has been transformed to a modern home. There is no onward buying chain to delay matters, the property is ready to go. Living space offers open plan living dining room and partially open stair feature, a modern kitchen leading to the rear lobby and shower room to the ground floor. The first floor has the two bedrooms.

Benefits from rear lane access to the fully walled in rear garden.

No wallpaper or artex in sight, lovely smooth plastered walls. Tucked away street, yet handy for shops etc.

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

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## **Accommodation Provide:**

Front entrance door into .....

### **Hallway:**

With staircase to first floor, laminate floor. partially open to Living Room.



### **Lounge:**

**19'9" x 9'11"(13'5") (6.03m x 3.03(4.11))**

Window to front, french doors to rear, gas fire with wooden surround and hearth, 2 radiators.



### **Kitchen:**

**14'0" x 7'8" (4.28m x 2.36m)**

Fitted with base and wall units with complimentary work surfaces, cooker point, space for washing machine and fridge freezer, part tiled walls, radiator, wall mounted gas fired central heating boiler, window to side.



## **Rear Lobby:**

Door to side, loft access.



## **Bathroom:**

**6'9" x 6'9" (2.08m x 2.08m)**

With w.c and wash hand basin, wet room shower, part tiled walls, wet room floor, radiator, window to rear.



## **FIRST FLOOR:**

### **Landing:**

With access to loft.



**Bedroom 1:**

14'4" x 8'3" (4.39m x 2.54m)

Window to front, radiator.

**Bedroom 2:**

8'2" x 10'11" (2.49m x 3.33m)

Window to rear, radiator.



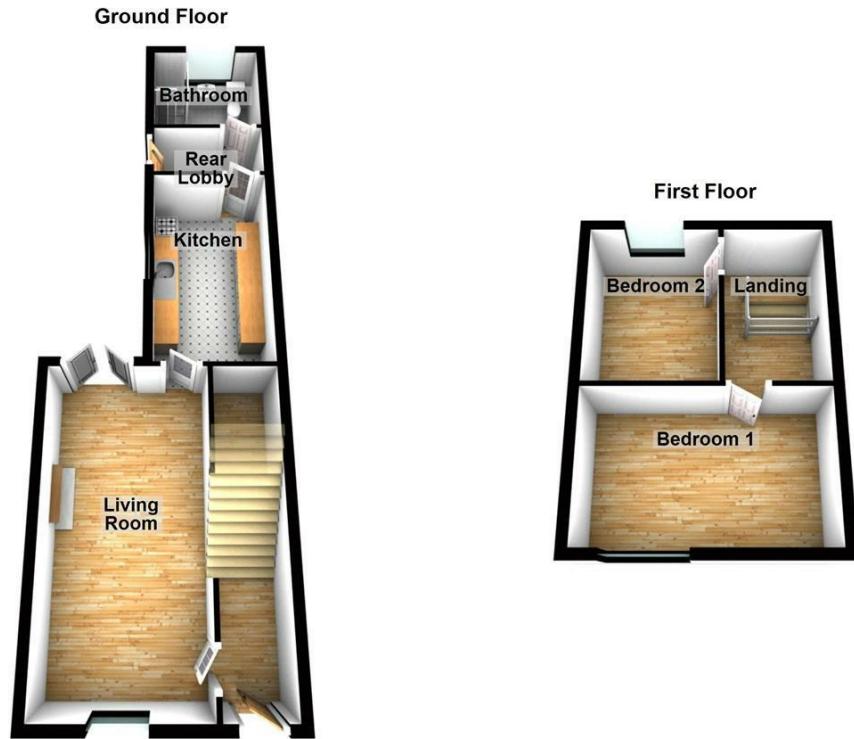
## **Externally:**

Enclosed rear garden laid to lawn and patio.



## **Services:**

Mains water, gas, electricity and drainage.



For Illustration Purposes Only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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.