

7 Park Crescent, Llanelli, Carmarthenshire, SA15 3AE



Offers in the region of £170,000



Three double bedroom mid terrace 1,367 square feet of period house in a lovely spot looking over a park in central Llanelli.

There is no onward buying chain.

In addition to the three double bedrooms, there are two shower rooms, one to the ground floor and one to the first floor, Two really good size reception rooms (formerly three). Main bedroom stands out as it can fit a superking bed easily. Good size kitchen and handy utility room. The rear garden is a courtyard with rear lane access. You get a lot of house for your money on this one.

EPC: D Square Metres: 127 Council Tax Band: D

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RICS



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PROTECTED

Porch

Original tiled floor



Hallway

Open understairs, radiator, consumer unit, partial panelling.



Living Room

30'3" x 10'7"(11'9") (9.24 x 3.23(3.60))

Bay window to front, two radiators, doors to rear garden, cupboards housing meters.



Dining Room

14'7" x 10'2" (4.46 x 3.10)

Window to side, radiator.



Kitchen

11'10" x 10'2" (3.61 x 3.12)

Window to side, range of base and wall units, gas hob, high level ovens, radiator.



Utility Room

Spaces for washing machine, tumble dryer, fridge, window to rear, door to side/rear.



Downstairs Shower

Basin, wc, shower.



FIRST FLOOR Landing

Split turn landing, radiator, cupboard.



Bedroom 1

16'6" x 14'0"(10'4") (5.05 x 4.28(3.17))

Bay window and additional window, two radiator,



Bedroom 2

12'5" x 10'5" (3.80 x 3.20)

Window to rear, radiator.



Bedroom 3

10'3" x 9'2" (3.13 x 2.80)

Window to side and rear.



Shower Room

Walk in shower, vanity housed wash hand basin, wc, airing cupboard, window to side, heated rail.



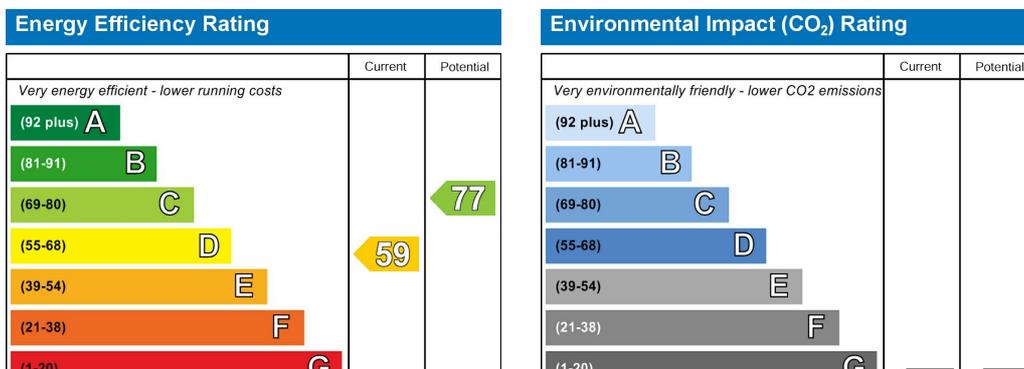
Externally

Front gated forecourt. Rear courtyard, shed and gate to rear lane.



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

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