



Location **Wales, Carmarthenshire**
<https://www.freeadsz.co.uk/x-160705-z>

Looking to downsize or maybe an ideal Investment/F.T.B then this may be the property for you, located in a quiet street in the Seaside area of Llanelli and situated closely to the Millennium Coastal Path and Llanelli coastline, it would be a shame not to have a quick peak at this property before it's snapped up from the market. This terraced property on entering has a spacious downstairs with Hallway, Two Reception Rooms, Kitchen/Diner, Inner Hallway and Family Bathroom and on the first floor Two DOUBLE bedrooms with wardrobe space. Externally, enclosed low-maintenance rear garden with single Garage and rear lane access. At this price, in this location book a viewing today not to be disappointed tomorrow. Chain free and ready for occupancy. EPC RATING E. Entrance PVCu obscure double glazed door into : Hallway Fitted carpet, plate rail, radiator, door into : Lounge (4.29m(max) x 3.76m(max) (14'1(max) x 12'4(max))) Fitted carpet, radiator, two recessed alcoves, wooden feature fire surround with Gas fire in-situ on marble hearth, coving to textured ceiling, folding door into Understairs Storage Cupboard, stairs to first floor, PVCu double glazed window to the rear, door into Kitchen/Diner, opening into : Dining Room (3.12m x 2.95m (10'3 x 9'8)) Fitted carpet, radiator, two fitted cupboards (Utility meters situated here), coving to textured ceiling, PVCu double glazed window to the front. Kitchen/Diner (3.73m(max) x 2.62m(max) (12'3(max) x 8'7(max))) Fitted with a matching range of base and eye level units with workspace over incorporating 1 1/2 stainless steel sink, drainer and mixer taps, plumbing for washing machine, space for cooker (cooker included), tiled splashback, tiled floor, wall-mounted "Ferrol" Gas boiler, space for fridge/freezer, radiator, PVCu double glazed window to the side, door into : Inner Hallway Tiled floor, access to loft space, PVCu obscure double glazed door to the side, door into : Bathroom (3.00m(max) x 2.62m(max) (9'10(max) x 8'7(max))) Fitted with a matching three piece suite, comprising of : Bath, W.C. and wash hand basin set in vanity unit with cupboard space, sower cubicle with tiled enclosure and extractor fan, tiled splashback, radiator, PVCu obscure double glazed window to the rear. Landing-First Floor Fitted carpet, access to loft space, doors into Bedrooms Two and : Bedroom 1 (3.81m(max) x 3.33m(max) (12'6(max) x 10'11(max))) Fitted carpet, radiator, bedroom fitment comprising of : double and single wardrobe with overhead storage space, PVCu double glazed window to the rear. Bedroom 2 (3.53m x 2.97m (11'7 x 9'9)) Radiator, full-length fitted wardrobes with mirrored sliding doors, PVCu double glazed window to the front. Externally-Rear Enclosed low-maintenance rear garden comprising of : Paved patio area, external tap, pedestrian access into Single Garage, secure gated access to the rear lane. Directions Start out from our office and at the traffic lights follow the road straight on onto "Queen Victoria Road", follow the road and go over the first mini-roundabout and carry on. At the second mini-roundabout take the first turning off immediately onto the third mini-roundabout take the second turning off, go over the bridge and follow to the roundabout taking the second turning off, follow the road and at the next roundabout take the first turning off following the road turning

I/We confirm that if we alter the property in any way we will inform you immediately in writing of the alterations so that your

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2. **Additional terms of sale.** Carolina State Fairgrounds, LLC, as the seller, represents and warrants that the following items are excluded from the sale of the property. If there is any point which is of specific importance to you, please check with us first, particularly if traveling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property. Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas

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measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. We would like to point out that all photographs are taken with a digital camera. Draft Tlc/Sc/0815/Draft Draft Particulars These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our offices that you receive an approved set of details before you arrange to view the property especially if you are travelling any distance. you are travelling any distance. Floor Plan Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT.

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