



Dawsons

estate agents



Marsh Street, Llanelli, SA15 1AU

*** IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY ***
For Sale with NO ONWARD CHAIN, this Terraced Family Home is conveniently located for easy access to Llanelli Town Centre, Railway Station and Schools. The property within briefly comprises: Entrance Hallway, TWO RECEPTION ROOMS, Kitchen, Bathroom and Separate WC to the Ground Floor, with FOUR BEDROOMS to the First Floor. Externally there is an Enclosed Rear Garden and OFF ROAD PARKING for approximately TWO vehicles.

£77,500

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ENTRANCE

UPVC door with double glazed obscure glass panel into;

HALLWAY

Moulded coved and textured ceiling, laminate flooring, stairs to first floor, smoke detector, radiator, door into understairs storage cupboard.

RECEPTION ROOM ONE 3.742m x 3.309m (12'3" x 10'10")

Moulded coved and textured ceiling, uPVC double glazed window to front, radiator, television aerial, laminate flooring, telephone point.

RECEPTION ROOM TWO 3.630m x 3.572m (11'11" x 11'9")

Coved and skimmed ceiling, laminate flooring, uPVC double glazed window to rear, radiator with ornamental cover, two telephone points, television aerial, two wall mounted lights in recess alcove.

KITCHEN 4.359m x 3.160m (14'4" x 10'4")

Coved and textured ceiling, uPVC double glazed window to side, wood effect vinyl flooring, walls tiled to splash back, fitted with a range of wall and base units with work surface over, one and a half bowl stainless steel sink and drainer with mixer tap, space for gas cooker, space for fridge freezer, plumbing for washing machine, space for tumble dryer, built in breakfast bar, door into;

INNER HALLWAY

Textured ceiling, radiator, wood effect vinyl flooring, uPVC double glazed door with obscure glass panel to side, door into;

SEPARATE WC

Textured ceiling, uPVC double glazed obscure glass window to rear, wood effect vinyl flooring, fitted WC.

BATHROOM

Coved and skimmed ceiling, radiator, wood effect vinyl flooring, uPVC double glazed obscure glass window to rear, extractor fan, walls tiled to splash back, door into airing cupboard housing gas combination boiler, fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, bath with mixer tap and corner shower enclosure with over head shower within.

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

FIRST FLOOR LANDING

Split level landing, coved and skimmed ceiling, loft access, smoke detector.

BEDROOM ONE 2.827m x 2.139m (9'3" x 7'0")

Papered ceiling, uPVC double glazed window to front, radiator.

BEDROOM TWO 3.791m x 2.661m (12'5" x 8'9")

Coved and skimmed ceiling, uPVC double glazed window to front, radiator, laminate flooring, television aerial.

BEDROOM THREE 3.354m x 3.065m (11'0" x 10'0")

Coved and skimmed ceiling, uPVC double glazed window to rear, radiator.

BEDROOM FOUR 4.325m x 3.163m (14'2" x 10'4")

Coved and skimmed ceiling, uPVC double glazed window to side, radiator.

EXTERNAL

REAR

Enclosed rear garden with paved patio area, external tap, external light, pedestrian rear access leading to rear off road parking for approximately two vehicles.

DIRECTIONS

From our offices on Murray Street, proceed to the traffic lights with Vista Lounge on your right hand side. Turn right onto Station Road and proceed to the mini roundabout with Home Bargains in front of you. Turn left at the mini roundabout onto Marsh Street where the property will be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: EPC - E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400

