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JAMES STREET, LLANELLI, SA15 1DU
£99,995



This spacious Family Home is located within Llanelli Town Centre and briefly comprises: Entrance Hallway, Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room and Cloakroom to the Ground Floor, with Three Double Bedrooms and Shower Room to the First Floor. Externally there is an Enclosed Rear Garden and GARAGE.

VIEWING IS A MUST TO APPRECIATE THE SPACE THIS PROPERTY HAS TO OFFER.

ENTRANCE

UPVC door with double glazed obscure glass panel into:

VESTIBULE

Coved and textured ceiling, tiled walls, tiled flooring, wooden door with single glazed obscure glass panel into:

HALLWAY

Coved and textured ceiling, stairs to first floor, radiator, smoke detector, door into:

LOUNGE/DINING ROOM 6.606m X 3.697m (21'8" X 12'2")

Coved and textured ceiling, uPVC double glazed window to front, uPVC double glazed window to rear, six wall mounted lights, two radiators, built in stone feature with marble effect top, door into:

KITCHEN/BREAKFAST ROOM 5.167m X 3.478m (17'0" X 11'5")

Coved and textured ceiling, uPVC double glazed bow window to side, tiled flooring, radiator, door into downstairs storage cupboard, built in wall mounted cupboard with shelving, fitted wall, base and display units with complementary work surface over, one and a half bowl sink and drainer with mixer tap, walls tiled to splash back, built in breakfast bar, space for table and chairs, built in electric oven with four ring electric hob and extractor fan over, plumbing for washing machine, thermostat, aluminium door with single glazed obscure glass panels into:

UTILITY ROOM 3.023m X 2.615m (9'11" X 8'7")

Textured ceiling, tiled flooring, uPVC door with double glazed panel with matching double glazed window and side panel to rear, tongue and groove walls, space for tumble dryer, space for fridge freezer, door into:

CLOAKROOM

Textured ceiling, uPVC double glazed window with obscure glass to side, tiled flooring, fitted WC.

FIRST FLOOR LANDING



Split level landing, coved and textured ceiling, loft access, wooden framed window with stained glass panel to side, built in shelves.

BEDROOM ONE 3.947m X 3.000m to wardrobe door (13'0" X 9'10" to wardrobe door)

Coved and textured ceiling, two uPVC double glazed windows to front, radiator, built in triple sliding door wardrobe with hanging rail and shelving.

BEDROOM TWO 3.514m X 2.789m (11'6" X 9'2")

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

SHOWER ROOM

Skimmed ceiling, tiled walls, tiled flooring, uPVC double glazed window with obscure glass to side, extractor fan, door into airing cupboard housing "Worcester" gas combination boiler and shelving, chrome effect heated towel rail, fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, low level WC and walk in double shower enclosure with overhead shower within.

BEDROOM THREE 3.326m X 2.933m (10'11" X 9'7")

Coved and textured ceiling, laminate flooring, radiator, uPVC double glazed window to side.

EXTERNAL

Enclosed rear garden with gated pedestrian access to rear, external tap, shrub borders, paved patio areas, decorative pebbled area, pedestrian door into:

GARAGE 6.348m X 5.495m (20'10" X 18'1")

Up and over door, wooden single glazed window to side, wooden single glazed window to rear, pedestrian door.

DIRECTIONS

From our office proceed towards Asda and follow the road round until you meet the main roundabout, at the roundabout take the 4th exit and then the first left onto James street, continue along this road and the property is on the left hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING:

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

