



Dawsons

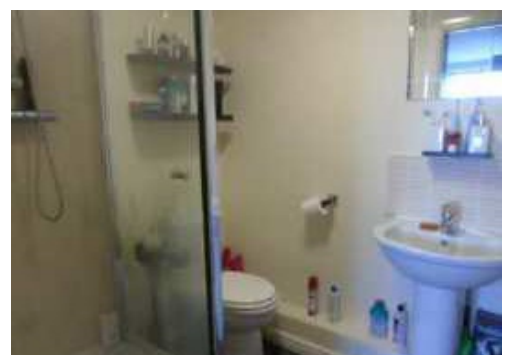
estate agents



Rhodfa'r Ceffyl, Carway, Llanelli, SA17 4GB

Positioned on the edge of the Ffos Las Racecourse within the village of Carway, with good road links to Llanelli, Kidwelly and Carmarthen, this modern FIRST FLOOR Apartment offers spacious accommodation comprising: Entrance Hallway, Lounge, Kitchen, Bathroom and TWO Bedrooms (one with Ensuite facilities). Externally there is an allocated parking space and bicycle storage.

IDEAL HOLIDAY HOME OR FIRST TIME BUYER PROPERTY.



£82,500

11 Murray Street, Llanelli, SA15 1AQ
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COMMUNAL ENTRANCE

Communal door with intercom system and external mail box into Hallway with communal staircase.

FIRST FLOOR APARTMENT ENTRANCE

Fire door into:

HALLWAY

Skimmed ceiling, smoke detector, intercom system, wood effect flooring, radiator, thermostat, double doors into storage cupboard, door into storage cupboard with shelving, double doors into further storage cupboard housing extractor fan filter.

BATHROOM 2.135m X 1.858m (7'0" X 6'1")

Skimmed ceiling, extractor fan, shaving point, radiator, vinyl tile effect flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and bath with mixer tap, walls tiled to splash back.

BEDROOM ONE 4.124m X 3.446m (13'6" X 11'4")

Skimmed ceiling, extractor fan, uPVC double glazed window to side, radiator, television aerial point, fitted mirrored wardrobe with two sliding doors, hanging rail and shelving, door into:

ENSUITE

Skimmed ceiling, extractor fan, shaving point, walls tiled to splash back, vinyl tile effect flooring, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and shower enclosure with overhead shower within.

BEDROOM TWO 4.230m X 2.289m (13'11" X 7'6")

Skimmed ceiling, extractor fan, uPVC double glazed window to front, radiator.

LOUNGE 4.660m X 4.259m (15'3" X 14'0")

Skimmed ceiling, uPVC double glazed window to side, uPVC double glazed window to front, two radiators, wood effect flooring, television aerial point, satellite aerial point, BT telephone point, Ethernet point, opening into:

KITCHEN 3.271m X 1.855m (10'9" X 6'1")

Skimmed ceiling, uPVC double glazed window to front, wood effect flooring, fitted with a range of wall and base units with complementary work surface over, stainless steel sink and drainer with mixer tap, concealed wall mounted "ideal" gas combination boiler, integrated dishwasher, integrated washer/dryer, integrated fridge freezer, built in electric oven with four ring gas hob, stainless steel splash back and stainless steel chimney hood over.

EXTERNAL

Mail box, intercom, bike storage, allocated parking space for one vehicle.

DIRECTIONS

From our Llanelli showroom turn right at the lights, take the road signposted Carmarthen and take the first turning right signposted Furnace. At the mini roundabout by the Stradey Arms Public House turn left signposted Trimsaran. Follow this road through Cwmbach then onto Pen-Y-Mynydd and into Trimsaran, follow the road to the mini roundabout and bear right in the direction of Carway. Proceed towards Ffos Las Race Course, at the roundabout for the race course take the right hand exit, first left into Rhodfa'r Ceffyl and follow the road around to the apartment clock car park.

TENURE: Leasehold

COUNCIL TAX: B

EPC RATING: EPC - C

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

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.

