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9 GREAT WESTERN TERRACE, LLANELLI,
£99,950



This Bay Fronted Terraced Property is conveniently located to all local amenities and within walking distance of Llanelli Town Centre, Railway Station and to the coastline. Offered for sale with NO ONWARD CHAIN, the property briefly comprises: Entrance Hallway, TWO RECEPTION ROOMS, Kitchen, Bathroom and Lean-to to the Ground Floor, with FOUR BEDROOMS and Shower Room to the First Floor. Externally there is a Front Forecourt and an enclosed, low maintenance Rear Garden which has the potential to create Off Road Parking.

ENTRANCE

Wooden door with obscure stained glass panels and obscure glass top pane into:

VESTIBULE

Papered ceiling with moulded coving, dado rail, wood panel door into:

HALLWAY

Papered ceiling, smoke detector, stairs to first floor, dado rail, radiator, wall mounted thermostat, door to understairs storage cupboard, door into:

RECEPTION ROOM ONE 3.727m max x 2.768m (12'3" max x 9'1")

Papered ceiling, uPVC double glazed window to rear with obscure glass top panel, picture rail, two recess alcoves, radiator, laminate flooring, opening into:

RECEPTION ROOM TWO 3.999m into bay x 3.408m (13'1" into bay x 11'2")

Papered ceiling with moulded coving, wooden framed double glazed bay window to front, picture rail, two recess alcoves, wall mounted central heating controls, marble effect hearth with wooden surround and space for feature fire, laminate flooring.

KITCHEN 4.296m x 3.671m into bay (14'1" x 12'0" into bay)

Coved and textured ceiling, uPVC door to side, uPVC double glazed bay window to side with stained glass top panes, tiled flooring, radiator, fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer, plumbing for washing machine, space for free standing cooker, space for free standing fridge freezer, opening into:

INNER HALLWAY

Skimmed ceiling, tiled flooring, door into:

BATHROOM

Skimmed ceiling, two uPVC double glazed windows to side, extractor fan, radiator, fitted with a three piece suite comprising bath with tiled splash back, pedestal wash hand basin with tiled splash back and WC, tiled flooring.

LEAN TO EXTENSION 2.986m x 1.765m (9'10" x 5'9")

Bi-polycarbonate roof, tiled flooring, uPVC double glazed obscure glass door to rear, uPVC double glazed window to rear.

FIRST FLOOR LANDING

Split level landing with coved and skimmed ceiling, loft access, door to storage cupboard.

BEDROOM ONE 3.944m x 2.408m (12'11" x 7'11")

Papered ceiling, picture rail, uPVC double glazed window to front, radiator, built in storage cupboard housing wall mounted 'Vaillant' gas combination boiler.

BEDROOM TWO 2.785m x 2.646m (9'2" x 8'8")

Papered ceiling, uPVC double glazed window to rear with stained glass top pane, picture rail, radiator.

BEDROOM THREE 2.928m x 2.158m (9'7" x 7'1")

Papered ceiling, uPVC double glazed window to front with stained glass top pane, radiator.

SHOWER ROOM

Coved and skimmed ceiling, extractor fan, uPVC double glazed window to side with obscure glass, fully tiled walls, tiled flooring, wall mounted heated towel rail, built in storage cupboard, three piece suite comprising shower cubicle with overhead shower within, pedestal wash hand basin and WC.

BEDROOM FOUR 2.993m x 2.494m (9'10" x 8'2")

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

EXTERNAL

To the front of the property is a gated forecourt.

The low maintenance paved rear garden is enclosed with rear pedestrian access and the potential for off road parking.

DIRECTIONS

From our office on Murray Street, proceed to the traffic lights with the Vista Lounge on your right hand side. Turn left at the lights onto Station Road and proceed down to the railway crossing. Just after the railway tracks take the turning on your right hand side into Copperworks Road and then right again into Great Western Terrace where the property can be found on your left hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: EPC - D

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