



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



54 GLASFRYN, DAFEN, LLANELLI, SA14 8PG
£87,500



Located within the Dafen area of Llanelli, this Terraced property is offered for sale with NO ONWARD CHAIN and has been RENOVATED THROUGHOUT TO A HIGH STANDARD by the current vendor to provide modern, light and airy accommodation which briefly comprises: Entrance Hallway, Lounge, Kitchen/Dining Room and Inner Hallway to the Ground Floor, with TWO BEDROOMS and Bathroom to the First Floor. Externally there are Front and Rear Gardens.
VIEWING ESSENTIAL TO APPRECIATE. IDEAL FIRST TIME BUY.

ENTRANCE

UPVC door with obscure glass panel into:

HALLWAY

Skimmed ceiling, smoke detector, stairs to first floor, door into:

LOUNGE 3.978m x 3.014m (13'1" x 9'11")

Skimmed ceiling, uPVC double glazed window to front, radiator, sliding door into:

KITCHEN/DINING ROOM 4.971m x 2.887m (16'4" x 9'6")

Skimmed ceiling with inset spotlights, heat detector, two uPVC double glazed windows to rear, laminate flooring, radiator, wooden door with obscure glass panel to side leading to inner hallway, fitted with a range of wall and base units with complementary work surface over, stainless steel sink and drainer with mixer tap, built in electric oven with built in four ring hob, splash back and stainless steel chimney hood over, integrated fridge freezer, plumbing for washing machine, concealed wall mounted gas boiler.

INNER HALLWAY

UPVC door with obscure glass panels to rear, storage cupboard, UPVC door with obscure glass panel to front.

FIRST FLOOR

LANDING

Skimmed ceiling, smoke detector.



BEDROOM ONE 4.933m x 3.072m (16'2" x 10'1")

Skimmed ceiling, two uPVC double glazed window to front, radiator.

BEDROOM TWO 2.904m x 2.457m (9'6" x 8'1")

Skimmed ceiling, uPVC double glazed window to rear, radiator.

BATHROOM

Skimmed ceiling with inset spotlights, uPVC double glazed obscure glass window to rear, wall mounted chrome effect heated towel rail, vinyl flooring, part tiled walls, fitted with a three piece suite comprising WC, pedestal wash hand basin and P shaped bath with shower over and glass shower screen.

EXTERNAL

FRONT

Gated front garden laid to lawn with footpath leading to entrance door.

REAR

Good sized lawned garden.

DIRECTIONS

From our office in Murray Street, proceed past ASDA and the bus station to the roundabout. Take the 3rd exit and proceed to the following roundabout. Take the 2nd exit by Farm Foods and proceed to the mini roundabout. Turn left onto Capel Road and continue up the hill, past the convenience store which will be on your right hand side. After the store turn left onto Glasfryn and the property will be found on your right hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: E

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

