



Dawsons

estate agents



Cwm Terrace, Furnace, Llanelli, SA15 4EU

Located in the ever popular Furnace area of Llanelli, with local amenities, schools and College within easy reach. This Terraced property is offered for sale with No Onward Chain and briefly comprises: Entrance Hallway, Lounge/Dining Room, Kitchen and Bathroom to the Ground Floor, with Three Bedrooms to the First Floor. Externally there is a Front Forecourt and a Tiered Rear Garden.

VIEWING ESSENTIAL TO APPRECIATE.



£100,000

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ENTRANCE

Wooden door with single glazed top panel into:

HALLWAY

Coved and skimmed ceiling, laminate flooring, dado rail, radiator, door into:

LOUNGE/DINING ROOM 6.665m x 4.264m (21'11" x 14'0")

Coved and skimmed ceiling with two ceiling roses, smoke detector, uPVC double glazed window to front, two radiators, telephone point, television aerial point, four recess alcoves with two storage cupboards, stairs to first floor, laminate flooring, door into:

KITCHEN 3.400m x 2.715m (11'2" x 8'11")

Coved ceiling with inset spotlights, uPVC double glazed window to rear, uPVC stable door with obscure glass panel to rear, tiled flooring, loft access, fitted with a range of wall and base units with work surface over, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer, radiator, plumbing for washing machine, space for tumble dryer, built in electric oven with four ring gas hob and stainless steel chimney hood over, walls tiled to splash back, door into:

BATHROOM

Coved and skimmed ceiling, uPVC double glazed window to rear with obscure glass, extractor fan, tiled flooring, radiator, fitted with a three piece suite comprising WC, pedestal wash hand basin with mixer tap, tiled to splash back, P shaped bath with shower over, tiled surround and glass shower screen, storage cupboard housing wall mounted gas combination boiler.

FIRST FLOOR

LANDING

Coved and skimmed ceiling, loft access, uPVC double glazed window to rear with obscure

glass.

BEDROOM ONE 3.624m x 3.110m (11'11" x 10'2")

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

BEDROOM TWO 3.480m x 2.390m (11'5" x 7'10")

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

BEDROOM THREE 2.424m x 2.153m (7'11" x 7'1")

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

EXTERNAL

FRONT

Lawned forecourt area with steps to entrance door.

REAR

Enclosed tiered garden with lawned and decking area, external tap, external light, rear pedestrian access via uPVC door with double glazed obscure glass,

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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.

