



Ravenscourt, New Road, Llanelli, SA15 3DR

Conveniently located on the outskirts of Llanelli Town Centre, this Grade II Listed, Semi Detached Family Home would benefit from some modernisation, but maintains many original features. The deceptively spacious accommodation within briefly comprises: Entrance Hallway, Lounge, Study, Shower Room, Dining Room, Boiler Room, Sitting Room/Breakfast Room, Kitchen and Utility Room to the Ground Floor, with Five Bedrooms and Bathroom to the First Floor. Externally there are Front and Rear Gardens with parking for several vehicles to the side and rear.

VIEWING AN ABSOLUTE MUST TO APPRECIATE THE SIZE AND FEATURES THIS PROPERTY HAS TO OFFER.

£289,995

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ENTRANCE
Wooden door with single glazed glass panels into:

HALLWAY
Papered ceiling, picture rail, two uPVC double glazed windows to front, radiator, wooden parquet flooring, telephone point, feature fire set on tiled hearth with cast iron effect and tiled inset and wooden surround with mantle and mirror over, doorway into inner hallway.

LOUNGE 6.699m max x 6.061m max (22'0" max x 19'11" max)
Papered ceiling with moulded coving and ceiling rose, uPVC double glazed windows to front and side, uPVC double glazed bay window with built in seating to front, two radiators, gas fire set on marble hearth and inset with wooden surround, television aerial point.

INNER HALLWAY
Papered ceiling, two radiators, door leading to cellar, stairs to first floor, alarm control panel.

STUDY 3.430m x 3.067m (11'3" x 10'1")
Papered ceiling, picture rail, uPVC double glazed window to front, radiator, alcoves storage cupboard with shelving, telephone point.

SHOWER ROOM
Coved and skimmed ceiling, extractor fan, radiator, double doors into storage cupboard with shelving, shaving point, fitted with a three piece suite comprising: WC, wash hand basin set into storage unit with mirrored splash back and walk in shower cubicle with tiled surround and overhead shower within.

DINING ROOM 6.567m x 4.499m (21'7" x 14'9")
Coved and papered ceiling with ceiling rose, three uPVC double glazed windows (one to side and two to rear), picture rail, two radiators, door into storage cupboard with shelving, feature fire set on marble hearth and inset with wooden display unit surround, door into:

REAR HALLWAY
Textured ceiling with moulded coving, alcove with shelving, door into storage cupboard with shelving, radiator, three wall mounted lights, door with glass panels and matching side panels into boiler room, wooden door into rear porch and further door leading to rear garden.

BOILER ROOM
Coved and papered ceiling, uPVC double glazed window to rear, built in shelving, free standing gas boiler.

SITTING ROOM/BREAKFAST ROOM 10.445m max x 3.531m max (34'3" max x 11'7" max)
Coved and papered ceiling, skylight with obscure glass, three radiators, dado rail, storage cupboards with shelving, gas fire set on brick hearth and surround, smoke detector, wall mounted thermostat, telephone point, space for table and chairs, uPVC double glazed window to side, archway into:

KITCHEN 3.401m x 2.667m (11'2" x 8'9")
Tongue and groove ceiling, two uPVC double glazed windows to side, radiator, vinyl flooring, fitted with a range of wall, base and display units with work surface over, walls tiled to splash back, one and a half bowl stainless steel sink and drainer with mixer tap, built in four ring gas hob with chimney hood over, built in eye level oven and grill, space for fridge freezer, breakfast bar, integrated fridge, door into:

UTILITY ROOM 3.401m x 2.667m (11'2" x 8'9")
Textured ceiling, uPVC double glazed window to side, wooden door to rear, fitted with a range of wall, base and display units with work surface over, plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, loft access hatch, vinyl flooring.

STAIRS TO FIRST FLOOR



LANDING
Papered ceiling with ceiling rose, radiator, wall mounted thermostat, wooden framed velux style window, loft access hatch, door into walk in airing cupboard with hanging rails, radiator, door into walk in dressing room with shelving and hanging rails, radiator.

BEDROOM ONE 6.688m x 3.503m opening to 4.518m (21'11" x 11'6" opening to 14'10")
Papered ceiling with moulded coving, two uPVC double glazed windows to side and rear, two radiators, fitted wardrobes, wooden single framed window into landing.

BEDROOM TWO 6.701m x 3.663m opening to 4.831m (22'0" x 12'0" opening to 15'10")
Papered ceiling, two uPVC double glazed windows to front, exposed wooden floor boards.

BEDROOM THREE 4.470m x 3.853m (14'8" x 12'8")
Coved and skimmed ceiling, uPVC double glazed window to front, feature fire with tiled inset and wooden surround, radiator.

BEDROOM FOUR 3.531m x 3.167m (11'7" x 10'5")
Papered ceiling, picture rail, uPVC double glazed window to front, radiator.

BATHROOM 3.224m x 2.476m (10'7" x 8'2")
Papered ceiling, uPVC double glazed window to rear, picture rail, radiator, fitted with a four piece suite comprising: pedestal wash hand basin, WC, corner bath with tiled splash back and bidet.

BEDROOM FIVE 2.899m x 2.160m (9'6" x 7'1")
Coved and skimmed ceiling, two uPVC double glazed windows to rear, door into storage cupboard with shelving, hanging rails and water tank, exposed wooden floor boards.

EXTERNAL

FRONT
Enclosed garden laid to lawn with gated pedestrian access and footpath leading to entrance door, external light, bordered with a range of mature shrubs and trees, driveway for one vehicle leading onto a gated rear parking area.

REAR
Enclosed garden mainly laid to lawn, planted with a range of mature shrubs and trees, paved area with parking for several vehicles, external light, external tap, two paved pedestrian footpaths leading to a further garden access via stone archways, laid to lawn with footpath leading to brick construction storage shed.

TENURE:	Freehold
COUNCIL TAX:	G
EPC RATING:	E
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.