



Dawsons

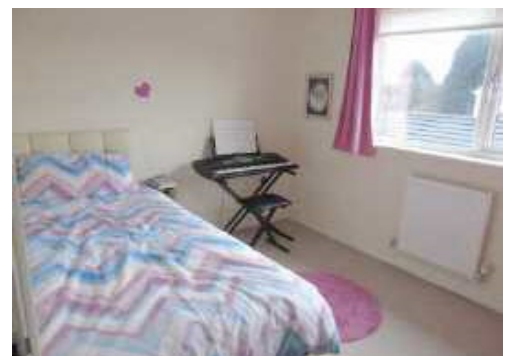
estate agents



Heol Y Bwlch, Bynea, Llanelli, SA14 9ST

Located within the Bynea area of Llanelli, perfectly positioned for ease of access to Llanelli, Swansea and Retail Parks. This FIRST FLOOR FLAT briefly comprises: Hallway, Lounge, Kitchen, Bathroom and TWO BEDROOMS. Externally there is a Front Garden, Allocated Parking Space and Visitors Parking space.

IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY.



£97,500

11 Murray Street, Llanelli, SA15 1AQ
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ENTRANCE

UPVC door with obscure glass double glazed panel into:

HALLWAY

Skimmed ceiling, radiator, smoke detector, stairs to first floor.

FIRST FLOOR

LANDING

Skimmed ceiling, uPVC double glazed obscure glass window to side, radiator, loft access, wall mounted thermostat, door into storage cupboard with shelving and lighting.

BEDROOM ONE 3.372m x 3.056m (11'1" x 10'0")

Skimmed ceiling, uPVC double glazed window to front, radiator, built in wardrobe with hanging rails and shelving, storage cupboard with shelving.

BEDROOM TWO 3.094m x 2.637m (10'2" x 8'8")

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

BATHROOM

Skimmed ceiling, extractor fan, uPVC double glazed obscure glass window to rear, shaving point, tiled walls, radiator, vinyl flooring, fitted with a three piece suite comprising WC, pedestal wash hand basin and bath with shower over and glass shower screen.

KITCHEN 3.834m x 3.227m (12'7" x 10'7")

Skimmed ceiling, uPVC double glazed window to rear, tiled flooring, radiator, fitted with a range of wall and base units with work surface over, one and a half bowl stainless steel sink and drainer with mixer tap, built in electric oven with four ring gas hob, stainless steel splash back and stainless steel chimney hood over, space for fridge freezer, breakfast bar,

plumbing for washing machine, concealed wall mounted "WORCESTER" gas combination boiler.

LOUNGE 4.020m x 3.065m (13'2" x 10'0")

Skimmed ceiling, uPVC double glazed window to front, radiator, television and satellite aerial point, telephone point.

EXTERNAL

FRONT

Footpath leading to entrance door, lawned area.

REAR

Allocated parking for one vehicle, visitors parking, shared refuse bin storage, outhouse storage bike shed.

DIRECTIONS

From our office on Murray Street follow the signs for the M4, at Trostre roundabout take the 2nd exit heading in the direction of Swansea, proceed straight on at the first roundabout and at the 2nd roundabout take the first left exit into Bynea, follow the road around and the property will be found on the left hand side.

TENURE: Leasehold

COUNCIL TAX: B

EPC RATING: 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.

