



Dawsons

estate agents



Princess Street, Llanelli, SA15 2TD

Conveniently located within Llanelli Town Centre, with all local amenities close by, this Terraced Property would make an ideal First Time Buy or Investment Purchase. The property within briefly comprises: Entrance Hallway, Lounge/Dining Room, Kitchen and Bathroom to the Ground Floor, with Three Bedrooms to the First Floor. Externally there is an enclosed, paved rear yard and Garage.

FOR SALE WITH NO ONWARD CHAIN.

£84,995

11 Murray Street, Llanelli, SA15 1AQ
T: 01554 784 400 | F: 01554 784 399
ll@dawsonsproperty.co.uk

ENTRANCE

UPVC double glazed obscure glass door into:

VESTIBULE

Wooden panel ceiling and walls, dado rail, tiled flooring, wooden door with obscure glass panels into:

HALLWAY

Coved and papered ceiling, stairs to first floor, dado rail, door into:

LOUNGE/DINING ROOM 7.159m x 3.476m narrowing to 3.425m (23'6" x 11'5" narrowing to 11'3")

Papered ceiling, uPVC double glazed window to front, radiator, two recess alcove storage cupboards with shelving, laminate flooring, space for free standing fire with wooden hearth, uPVC double glazed window to rear, television and satellite aerial point, telephone point, wooden door into:

KITCHEN 3.471m x 2.519m (11'5" x 8'3")

Textured ceiling, wooden obscure glass panel door into understairs storage cupboard, wooden door into pantry with shelving, laminate flooring, fitted with a range of wall and base units with work surface over, one and a half bowl sink and drainer with mixer tap, space for free standing electric cooker, walls tiled to splash back, wall mounted gas combination boiler, space for under counter fridge and freezer, space for washing machine, uPVC double glazed window to side.

INNER HALLWAY

UPVC double glazed obscure glass door to side, laminate flooring.

CLOAKROOM

Textured ceiling, vinyl flooring, uPVC double glazed obscure glass window to side, fitted WC.

BATHROOM

Textured ceiling, uPVC double glazed obscure glass window to rear, tiled flooring, airing cupboard with shelving, fitted with a two piece suite comprising pedestal wash hand basin and bath with telephone style mixer tap.

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.

STAIRS TO FIRST FLOOR

LANDING

Coved and skimmed ceiling, dado rail, wooden framed stained glass window to rear, loft access hatch, double doors into storage cupboard.

BEDROOM ONE 3.985m x 2.864m (13'1" x 9'5")

Papered ceiling, uPVC double glazed window to front, radiator.

BEDROOM TWO 3.229m x 2.921m (10'7" x 9'7")

Papered ceiling, picture rail, uPVC double glazed window to rear, television and satellite aerial point.

BEDROOM THREE

Papered ceiling, uPVC double glazed window to front, radiator, picture rail.

EXTERNAL

REAR

Enclosed paved garden, pedestrian access into:

GARAGE

Opening Door.

DIRECTIONS

From our office in Murray Street, proceed to the traffic lights with the Vista Lounge on your right hand side. Proceed straight ahead onto Queen Victoria Road and at the second mini roundabout turn right into Alber Street. Take the first right hand turn into Princess Street and the property will be found just over halfway up the street on the left hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING:

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

