



Stafford Street, Llanelli, SA15 2HS

*** IDEAL FIRST TIME BUYER PROPERTY ***

Located within walking distance of Llanelli Town Centre, this well presented and modernised terraced property briefly comprises: Entrance Hallway, TWO RECEPTION ROOMS, KITCHEN and BATHROOM to the Ground Floor, with THREE BEDROOMS to the First Floor. Externally there is an enclosed Rear Garden

£89,950

11 Murray Street, Llanelli, SA15 1AQ
T: 01554 784 400 | F: 01554 784 399
ll@dawsonsp

ENTRANCE

UPVC double glazed door with obscure glass panel and matching top panel into:

HALLWAY

Skimmed ceiling, stairs to first floor, radiator, door into:

SITTING ROOM 3.556m x 2.681m

(11'8" x 8'10")

Skimmed ceiling, uPVC double glazed window to front, radiator, fire inset, tiled hearth with wooden surround.

LOUNGE/DINING ROOM 3.559m x

2.868m (11'8" x 9'5")

Coved and skimmed ceiling, radiator, wooden doors with clear glass panels INTO:

PORCH 2.418m x 2.071m (7'11" x 6'9")

Polycarbonate roof, uPVC double glazed patio doors with matching side panels to rear, tiled flooring, door into kitchen and reception room two.

BATHROOM 2.765m x 2.076m (9'1" x

6'10")

Skimmed ceiling with inset spotlights, uPVC double glazed obscure glass window to side, extractor fan, wall mounted heated towel rail, fully tiled walls, tiled flooring, fitted with a three-piece suite comprising; WC, pedestal wash hand basin, bath with overhead shower within, shower screen.

KITCHEN 4.299m x 2.655m (14'1" x

8'8")

Coved and skimmed ceiling with inset spotlights, uPVC double glazed window to side, loft access hatch, door into under stairs storage cupboard, tiled flooring, wall mounted gas combination "valliant" boiler, radiator, tiled flooring, fitted with a range of wall and base units with work surface over, tiled to splash back, stainless steel sink and drainer with mixer tap, built in electric oven, built in four

ring electric hob with extractor fan over, space for fridge freezer, plumbing for washing machine.

FIRST FLOOR

LANDING

Skimmed ceiling, smoke detector, loft access hatch, uPVC double glazed obscure glass window to rear, doors into storage cupboard with shelving.

BEDROOM ONE 2.705m x 2.551m

(8'10" x 8'4")

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

BEDROOM TWO 3.560m x 2.587m

(11'8" x 8'6")

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

BEDROOM THREE 2.595m x 1.978m

(8'6" x 6'6")

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

EXTERNAL

REAR

Enclosed garden laid to lawn, gravel area, paved pedestrian footpath leading to gated rear lane access, external tap, external light.

DIRECTIONS

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.

