



## Gordon Road, Llanelli, SA14 8SE

This Semi Detached property has been modernised throughout by the current vendor and is offered for sale with No Onward Chain. Conveniently located for Llanelli Town Centre, Retail Parks, Schools and Hospital with good road links to Swansea and M4. The property within briefly comprises: Entrance Hallway, Two Reception Rooms, Kitchen and Bathroom to the Ground Floor, with Three Bedrooms to the First Floor. Externally there is a Front Forecourt and an enclosed Rear Garden.

VIEWING A MUST TO FULLY APPRECIATE.

**£126,995**

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





**ENTRANCE**

UPVC door into:

**HALLWAY**

Skimmed ceiling, stairs to first floor, tiled flooring, radiator.

**RECEPTION ROOM ONE 3.763m x 3.327m (12'4" x 10'11")**

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

**RECEPTION ROOM TWO 3.562m x 3.318m (11'8" x 10'11")**

Skimmed ceiling, uPVC double glazed window to rear, radiator, door into understairs storage cupboard, wall mounted thermostat.

**KITCHEN 5.119m x 2.686m (16'10" x 8'10")**

Skimmed ceiling with inset spotlights, two uPVC double glazed windows to rear, uPVC double glazed window to side, radiator, tiled flooring, uPVC double glazed door with obscure glass panel to side, smoke detector, fitted with a range of wall and base units with work surface over, walls tiled to splash back, concealed wall mounted 'Ideal' gas combination boiler, stainless steel sink and drainer with mixer tap, built in electric oven with four ring electric hob and stainless steel chimney hood over, space for washing machine, space for fridge freezer, door into:

**BATHROOM 2.013m x 1.503m (6'7" x 4'11")**

Skimmed ceiling, uPVC double glazed obscure glass window to side, extractor fan, fully tiled walls, tiled flooring, radiator, fitted with a three piece suite comprising: bath with overhead shower and glass shower screen, wall mounted wash hand basin and WC.

**FIRST FLOOR**

**LANDING**

Skimmed ceiling, loft access hatch, uPVC double glazed window to side, smoke detector.

**BEDROOM ONE 2.415m x 2.288m (7'11" x 7'6")**

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

**BEDROOM TWO 3.454m x 2.783m (11'4" x 9'1")**

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

**BEDROOM THREE 3.334m opening to 5.310m x 3.367m (10'11" opening to 17'5" x 11'1")**

Skimmed ceiling, two uPVC double glazed windows to front, radiator.

**EXTERNAL**

**FRONT**

Gated footpath leading to entrance door, pedestrian side access door, gravelled forecourt.

**REAR**

Enclosed rear garden mainly laid to lawn with mature shrubs and trees, paved area, two footpaths leading to rear of the garden, storage shed, coal shed, greenhouse, pedestrian side access.

**TENURE:**   Freehold

**COUNCIL TAX:**   C

**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.