



6 Martin Road, Penyfan, Llanelli, SA15 1PT

Offered For Sale with No Onward Chain, a mid terrace, ex local authority property situated close to Llanelli Town Centre, Retail Parks and Schools. The Extended accommodation within briefly comprises: Entrance Hallway, Lounge, Dining Room and Kitchen to the Ground Floor, with Bathroom and Three Bedrooms to the First Floor. Externally there is Off Road Parking to the front for one vehicle and enclosed Rear Garden. IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.

£85,000

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





ENTRANCE

Aluminium door with double glazed obscure glass panels into:

HALLWAY

Papered ceiling, stairs to first floor, radiator, smoke detector, carbon monoxide detector, door into:

LOUNGE 3.630m x 4.158m (11'11" x 13'8")

Textured ceiling, uPVC double glazed window to front, radiator, gas fire set on wooden hearth, inset and surround, wall mounted thermostat, laminate flooring, door into:

DINING ROOM 4.753m max x 3.240m (15'7" max x 10'8")

Textured ceiling, door into understairs storage cupboard, wooden door with stained glass panel to rear, radiator, laminate flooring, opening into:

KITCHEN 4.234m x 3.197m (13'11" x 10'6")

Textured ceiling, smoke detector, two uPVC double glazed windows (one to rear and one to side), wall mounted gas heater, tiled flooring, fitted with a range of wall and base units with work surface over, walls tiled to splash back, stainless steel sink and drainer with mixer tap, space for fridge freezer, space for tumble dryer, space for washing machine.

FIRST FLOOR

LANDING

Papered ceiling, loft access hatch, smoke detector.

BATHROOM 1.828m x 1.631m (6'0" x 5'3'6")

Coved and papered ceiling, uPVC double glazed obscure glass window to rear, fully tiled walls, vinyl flooring, fitted with a three piece suite comprising: WC, pedestal wash hand basin set on storage unit and bath with overhead electric shower and glass shower screen.

BEDROOM ONE 3.181m max x 3.121m (10'5" max x 10'3")

Papered ceiling, uPVC double glazed window to rear, radiator, door into storage cupboard with shelving housing wall mounted 'Baxi' gas combination boiler.

BEDROOM TWO 3.654m x 3.187m max (12'0" x 10'6" max)

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

BEDROOM THREE 2.761m x 1.846m (9'1" x 6'1")

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

EXTERNAL

FRONT

Double gates opening on to tarmacadam forecourt providing parking for one vehicle.

REAR

Enclosed garden majority laid to lawn with a range of mature shrubs and trees, paved area, paved footpath leading to gated pedestrian access to rear lane, door into solid construction storage shed, external tap.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.