



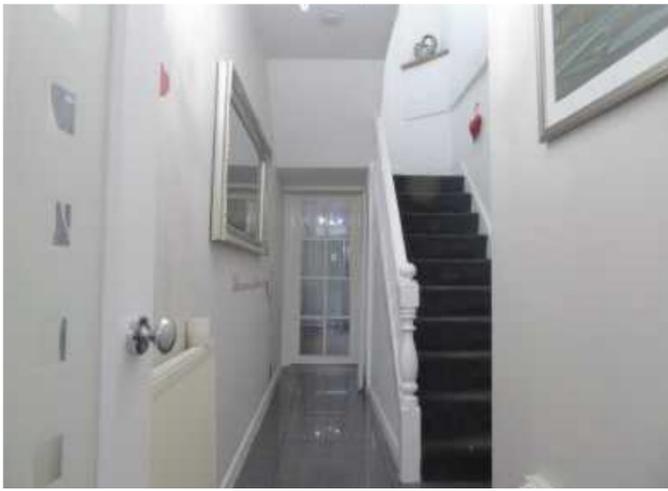
1 Arthur Street, Llanelli, SA15 1TN

Conveniently located within Llanelli Town Centre, this End Terrace property has been modernised by the current vendors and briefly comprises: Entrance Hallway, Lounge/Dining Room, Kitchen/Breakfast Room and Bathroom to the Ground Floor, with Three Bedrooms to the First Floor.
IDEAL FIRST TIME BUY. VIEWING HIGHLY RECOMMENDED.

£115,000

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ENTRANCE

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

VESTIBULE

Coved and papered ceiling, high gloss tiled flooring, wooden door with obscure glass panel and matching top panel into:

HALLWAY

Skimmed ceiling, smoke detector, stairs to first floor, wall mounted thermostat, door into understairs storage cupboard, high gloss tiled flooring, radiator, door into:

LOUNGE/DINING ROOM 6.531m x 3.620m max (21'5" x 11'11" max)

Coved and papered ceiling, uPVC double glazed window to front with obscure glass top panels, double wooden doors into storage cupboard with shelving, two radiators, television aerial point, telephone point, laminate flooring.

KITCHEN/BREAKFAST ROOM 4.668m x 4.398m (15'4" x 14'5")

Skimmed ceiling with inset spotlights, uPVC double glazed window to side, uPVC door with double glazed glass panel and matching side panel to rear, radiator, television aerial point, high gloss tiled flooring, fitted with a range of black high gloss wall and base units with complementary work surfaces over, walls tiled to splash back, breakfast bar, space for fridge freezer, stainless steel sink and drainer with mixer tap, space range cooker with stainless steel chimney hood over, plumbing for washing machine, door into:

BATHROOM 2.597m x 2.007m (8'6" x 6'7")

Skimmed ceiling, extractor fan, uPVC double glazed obscure glass window to rear, radiator, wall mounted heated towel rail, high gloss tiled flooring, fitted with a three piece suite comprising: WC, pedestal wash hand basin tiled to splash back and bath tiled to surround with overhead electric shower.

FIRST FLOOR

LANDING

Skimmed ceiling, loft access hatch, uPVC double glazed obscure glass window to rear.

BEDROOM ONE 3.262m x 2.848m (10'8" x 9'4")

Skimmed ceiling, uPVC double glazed window to rear, door into storage cupboard with shelving, wall mounted 'Baxi' gas combination boiler, radiator, laminate flooring, television aerial point.

BEDROOM TWO 3.330m x 2.710m (10'11" x 8'11")

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

BEDROOM THREE 2.590m x 1.966m (8'6" x 6'6")

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

EXTERNAL

FRONT

Paved forecourt.

REAR

Enclosed garden, partially laid to lawn with paved area, decked area, sheltered decked area, external lights, 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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.