



# Dawsons

estate agents



## 47 Dillwyn Street, Llanelli, SA15 1BT

Located on the outskirts of Llanelli Town Centre, with all local amenities within easy reach. This terraced property is offered for sale with No Onward Chain and offers well presented accommodation which briefly comprises: Entrance Hallway, Lounge/Dining Room, Kitchen, Bathroom and Separate WC to the Ground Floor, with Three Bedrooms to the First Floor. Externally there is a tiered Rear Garden and Garage. VIEWING RECOMMENDED. IDEAL FIRST TIME BUY OR INVESTMENT.



**£87,500**

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



## ENTRANCE

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

## HALLWAY

Papered ceiling, radiator, stairs to first floor, door into understairs storage cupboard, laminate flooring, telephone point.

## LOUNGE/DINING ROOM 7.256m x 3.675m max (23'10" x 12'1" max)

Coved and textured ceiling, uPVC double glazed window to front, uPVC double glazed window with obscure glass top panel to rear, radiator, built in electric fire, television aerial.

## KITCHEN

Coved and textured ceiling, uPVC double glazed window to side, radiator, vinyl flooring, fitted with a range of wall and base units with complementary work surface over, walls tiled to splash back, stainless steel sink and drainer with mixer tap, space for cooker with stainless steel splash back and stainless steel chimney hood over, space for fridge freezer, space for dishwasher, space for tumble dryer, plumbing for washing machine, door into:

## INNER HALLWAY

UPVC door with double glazed obscure glass panel to side, vinyl flooring, door into bathroom, door into:

## WC 1.537m x 0.971m (5'1" x 3'2")

Coved and papered ceiling, uPVC double glazed obscure glass window to side, half tiled walls, radiator, vinyl flooring, fitted WC.

## BATHROOM 2.475m x 2.193m (8'1" x 7'2")

Coved and textured ceiling, uPVC double glazed obscure glass window to rear, radiator, fully tiled walls, vinyl flooring, door into storage cupboard with shelving and hanging rails, extractor fan, fitted with a two piece suite comprising: pedestal wash hand basin and bath with washable wall panels, mixer tap and shower hose attachment.

## FIRST FLOOR

## LANDING

Papered ceiling, loft access hatch, smoke detector, uPVC double glazed obscure glass window to rear, double wooden doors into storage cupboard with shelving and hanging rails, door into airing cupboard with radiator, shelving and wall mounted 'Worcester' gas combination boiler.

## BEDROOM ONE 3.232m x 2.894m (10'7" x 9'6")

Papered ceiling, uPVC double glazed window with obscure glass top panel to rear, radiator.

## BEDROOM TWO 3.927m x 2.444m (12'11" x 8'0")

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

## BEDROOM THREE 2.951m x 2.195m (9'8" x 7'2")

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

## EXTERNAL

## REAR

Enclosed, tiered paved and gravelled garden, steps up to footpath leading to gated rear pedestrian access, pedestrian door into garage.

## GARAGE

Brick construction, window to rear and side, fixed shelving and workspace, storage area, vehicle access via double opening doors.

**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.

