



## 104 Swansea Road, Llanelli, SA15 3BJ

Conveniently located within Llanelli Town Centre, this terraced property offers well presented accommodation, which briefly comprises: Entrance Vestibule, Lounge/Dining Room, Kitchen and Bathroom to the Ground Floor, with Three Bedrooms to the First Floor. Externally there is a low maintenance, enclosed Rear Garden. IDEAL FIRST TIME BUYER PROPERTY, VIEWING ESSENTIAL.

**£109,950**

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### ENTRANCE

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

### VESTIBULE

Coved and skimmed ceiling, laminate flooring, door into:

### LOUNGE/DINING ROOM 6.366m x 3.563m max opening to 3.762 m max (20'11" x 11'8" max opening to 12'4" mmax)

Coved and skimmed ceiling, two radiators, stairs to first floor, wall mounted thermostat, door into understairs storage cupboard, smoke detector, uPVC double glazed windows to front and rear, television aerial point, telephone point, space for gas fire on marble effect hearth and inset with wooden surround, laminate flooring, door into:

### KITCHEN 4.139m x 2.550m (13'7" x 8'4")

Coved and skimmed ceiling with inset spotlights, loft access hatch, radiator, uPVC double glazed window to side, opening into hallway, vinyl flooring, fitted with a range of wall and base units with work surface over, walls tiled to splash back, built in electric oven with built in four ring electric hob and stainless steel chimney hood over, one and a half bowl stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, space for tumble dryer.

### INNER HALLWAY

Coved and papered ceiling, loft access hatch, vinyl flooring, uPVC patio door with double glazed obscure glass panel to rear, door into:

### BATHROOM 2.606m x 2.480m (8'7" x 8'2")

Skimmed ceiling, uPVC double glazed obscure glass window to rear, doors into airing cupboard with shelving, and wall mounted gas combination boiler, tiled flooring, wall mounted heated towel rail, fully tiled walls, fitted with a three piece suite comprising: WC, pedestal wash hand basin and bath with overhead electric shower.

### FIRST FLOOR

### LANDING

Coved and papered ceiling, uPVC double glazed obscure glass window to rear, stairs to second floor, smoke detector.

### BEDROOM ONE 2.847m x 2.790m (9'4" x 9'2")

Coved and papered ceiling, uPVC double glazed window to rear, radiator.

### BEDROOM TWO 3.441m x 2.577m (11'3" x 8'6")

Coved and papered ceiling, uPVC double glazed window to front, radiator, television aerial point.

### BEDROOM THREE 2.40m x 1.997m (7'10" x 6'7")

Coved and papered ceiling, uPVC double glazed window to front, radiator, under stairs storage area.

### SECOND FLOOR

### LOFT ROOM 3.869m x 3.379m max (12'8" x 11'1" max)

Skimmed ceiling with inset spotlights, uPVC double glazed window to rear, radiator, doors into storage cupboards.

### EXTERNAL

### REAR

Enclosed garden with paved and gravel areas, gated pedestrian access to rear lane.

**TENURE:** Freehold

**COUNCIL TAX:** B

**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.