



**12 Pottery Street, Llanelli, SA15 1TA**

\*\*\* IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY \*\*\*

A Terraced Family Home located within Llanelli Town Centre, with amenities and transport links close by. For Sale with No Onward Chain, the property briefly comprises: Entrance Hallway, Lounge/Dining Room, Kitchen and Bathroom to the Ground Floor, with Two Double Bedrooms to the First Floor. Externally there is an enclosed Rear Garden.

**£89,995**

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## ENTRANCE

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

## HALLWAY

Textured ceiling, stairs to first floor, radiator, laminate flooring, door into understairs storage cupboard, door into:

## LOUNGE/DINING ROOM 6.922m x 3.611m max narrowing to 3.089m (22'8" x 11'10" max narrowing to 10'2")

Coved and textured ceiling, uPVC double glazed windows to front and rear, two radiators, space for electric fire, three wall mounted lights, two television aerial points, two telephone points, laminate flooring, alcove display shelving.

## KITCHEN 4.765m x 2.991m (15'7" x 9'10")

Coved and textured ceiling, loft access hatch, uPVC double glazed window to side, laminate flooring, radiator, television aerial point, wall mounted 'Worcester' gas boiler, fitted with a range of wall and base units with complementary work surface over, walls tiled to splash back, one and a half bowl sink and drainer with mixer tap, built in electric oven with built in four ring stainless steel gas hob and stainless steel chimney hood over, plumbing for washing machine, space for dishwasher or tumble dryer, space for fridge/freezer, extractor fan, space for table and chairs, door into:

## INNER HALLWAY

Wood panelled ceiling, tongue and groove walls, smoke detector, carbon monoxide detector, uPVC door with double glazed glass panels to rear, laminate flooring, door into:

## BATHROOM 2.258m x 1.990m (7'5" x 6'6")

Wood panelled ceiling, part tiled walls, part washable wall panels, uPVC double glazed obscure glass window to side, radiator, laminate flooring, fitted with a three piece suite comprising: pedestal wash hand basin, WC and bath with overhead shower and glass shower screen.

## FIRST FLOOR

## LANDING

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

## BEDROOM ONE 2.969m opening to 3.633m x 4.695m (9'9" opening to 11'11" x 15'5")

Coved and textured ceiling, two uPVC double glazed windows to front, laminate flooring, radiator.

## BEDROOM TWO 2.982m x 2.825m (9'9" x 9'3")

Coved and textured ceiling, uPVC double glazed window to rear, laminate flooring, radiator.

## EXTERNAL

## REAR

Enclosed garden with paved patio area, lawned area and footpath leading to gated pedestrian access to rear, storage shed.

**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.