



24 Gilbert Road, Llanelli, SA15 3RA

A Spacious, Terraced Family Home located on the outskirts of Llanelli Town Centre within walking distance of Parc Howard. For Sale with No Onward Chain, the property briefly comprises: Entrance Hallway, Three Reception Rooms and Kitchen with Utility Area to the Ground Floor, with Three Bedrooms, Bathroom and Separate WC to the First Floor. Externally there is a Front Forecourt and an enclosed Rear Garden with Garage. EPC E

*** IDEAL FIRST TIME BUYER HOME ***

£109,950

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ENTRANCE

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

HALLWAY

Papered ceiling with moulded coving, smoke detector, stairs to first floor, understairs storage cupboard, radiator, telephone point, door into:

RECEPTION ROOM ONE 4.073m into bay x 4.437m max (13'4" into bay x 14'7" max)

Papered ceiling with moulded coving, uPVC double glazed bay window to front, laminate flooring, radiator, space for electric fire on marble effect hearth and inset with wooden surround.

RECEPTION ROOM TWO 3.770m x 3.402m (12'4" x 11'2")

Coved and papered ceiling, uPVC double glazed window to rear, radiator, stained glass panel doors into alcove display unit with shelving, laminate flooring, open fire place with tiled surround.

DINING ROOM 4.544m x 3.044m (14'11" x 10'0")

Coved and textured ceiling, uPVC double glazed window to side, radiator, door into pantry with shelving, tiled flooring, door into:

KITCHEN 1.833m x 3.070m (6'0" x 10'1")

Skimmed ceiling, uPVC double glazed window to side, tiled flooring, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for gas cooker with extractor fan over, space for dishwasher, opening into:

UTILITY AREA 1.479m x 2.064m (4'10" x 6'9")

Fitted work surface, space for tumble dryer, plumbing for washing machine, uPVC double glazed obscure glass window to rear, tiled flooring.

FIRST FLOOR

LANDING

Coved and skimmed ceiling, loft access hatch, smoke detector, part laminate flooring, sliding doors into storage cupboard with shelving and hanging rails.

BATHROOM 2.788m x 3.033m (9'2" x 9'11")

Skimmed ceiling, uPVC double glazed obscure glass window to rear, wall mounted gas combination 'Worcester' boiler, laminate flooring, radiator, part tiled walls, fitted with a two piece suite comprising: pedestal wash hand basin and bath with overhead electric shower.

SEPARATE WC 1.255m x 1.922m (4'1" x 6'4")

Papered ceiling, uPVC double glazed obscure glass window to side, doors into airing cupboard with shelving and radiator, half tiled walls, laminate flooring, radiator, fitted WC.

BEDROOM ONE 3.156m x 3.427m (10'4" x 11'3")

Papered ceiling, uPVC double glazed window to rear, radiator, open fireplace with tiled surround.

BEDROOM TWO 3.486m x 3.075m (11'5" x 10'1")

Papered ceiling, uPVC double glazed window to front, radiator, open fireplace with tiled

surround, television aerial point.

BEDROOM THREE 2.381m x 2.108m (7'10" x 6'11")

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

EXTERNAL

FRONT

Gated forecourt with footpath leading to entrance door, bordered with flowerbeds.

REAR

Enclosed garden mainly laid to lawn with paved area, door into external WC, footpath leading to pedestrian gated rear lane access, door into garage.

GARAGE

Double wooden doors, two windows to side, window to rear, electric and lighting connected, pedestrian door to side.

TENURE: Freehold

COUNCIL TAX: C

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.