



# Dawsons

estate agents



## 6 Ann Street, Llanelli, SA15 1TD

Located within walking distance of Llanelli Town Centre, with retail parks within easy reach, this Terraced Property is offered For Sale with No Onward Chain and briefly comprises: Entrance Hallway, Lounge/Dining Room, Modern Kitchen, Inner Hallway and Bathroom to the Ground Floor, with Two Double Bedrooms to the First Floor. Externally there is an enclosed garden with access to rear lane. EPC D

IDEAL INVESTMENT, FIRST TIME OR DOWNSIZING PURCHASE. VIEWING ESSENTIAL.

**£85,000**



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## ENTRANCE

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

## HALLWAY

Textured ceiling, laminate flooring, door into understairs storage cupboard, door into:

## LOUNGE/DINING ROOM 6.374m x 3.400m (20'11" x 11'2")

Textured ceiling, two uPVC double glazed windows to front and rear, two radiators, television aerial point, telephone point, stairs to first floor, smoke detector, door into storage cupboard housing wall mounted 'Baxi' gas combination boiler and radiator, gas fire set on marble effect hearth and inset with wooden surround, door into:

## KITCHEN 2.936m x 2.182m (9'8" x 7'2")

Coved and textured ceiling, uPVC double glazed window to side, radiator, laminate 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, built in electric fan oven with a built in four ring electric hob and chimney hood over, space for fridge freezer, plumbing for washing machine, door into:

## INNER HALLWAY

Textured ceiling, loft access hatch, uPVC double glazed patio doors to rear, laminate flooring, door into:

## BATHROOM 1.861m x 1.666m (6'1" x 5'6")

Textured ceiling, uPVC double glazed obscure glass window to side, radiator, tiled flooring, part tiled walls, fitted with a three piece suite comprising: pedestal wash hand basin, bath with overhead electric shower and WC.

## LANDING

Papered ceiling, loft access hatch, smoke detector.

## BEDROOM ONE 3.437m x 3.394m (11'3" x 11'1")

Textured ceiling, uPVC double glazed window to rear, radiator.

## BEDROOM TWO 3.788m x 3.266m (12'5" x 10'9")

Textured ceiling, two uPVC double glazed windows to front, radiator, sliding door fitted wardrobe with hanging rails and shelving.

## EXTERNAL

## REAR

Enclosed garden laid to lawn with paved area, footpath leading to gated pedestrian access to rear, raised flower beds, external tap, steps up to pedestrian door into inner hallway.

**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.

