



Dawsons

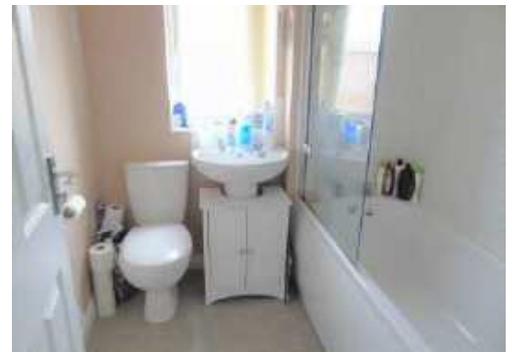
estate agents



3 Cwrt Bergiers, Stradey, Llanelli, SA15 4BS

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

Located within a popular development, in the Stradey area of Llanelli, with local amenities close by, good road links and easy access to the All Wales Coastal Path. This Terraced property offers well presented accommodation which briefly comprises: Entrance Hallway, Cloakroom, Kitchen and Lounge to the Ground Floor, with Two Bedrooms and Bathroom to the First Floor. Externally there is an enclosed Rear Garden and parking space for two vehicles in tandem. VIEWING ESSENTIAL TO FULLY APPRECIATE.



£110,000

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ENTRANCE

Composite obscure glass panel door into:

HALLWAY

Skimmed ceiling, smoke detector, door into storage cupboard, telephone point, radiator, door into:

CLOAKROOM 1.793m x 0.842m (5'10" x 2'9")

Skimmed ceiling, extractor fan, vinyl flooring, radiator, fitted with a two piece suite comprising: WC and pedestal wash hand basin tiled to splash back.

KITCHEN 2.696m x 1.862m (8'10" x 6'1")

Skimmed ceiling, uPVC double glazed window to front, concealed wall mounted gas combination boiler, radiator, vinyl flooring, fitted with a range of wall and base units with complementary work surface over and matching up stand, one and a half bowl stainless steel sink and drainer with mixer tap, built in electric fan oven with built in four ring stainless steel gas hob, stainless steel splash back and stainless steel chimney hood over, space and plumbing for washing machine, space for fridge freezer.

LOUNGE 4.086m x 3.891m (13'5" x 12'9")

Skimmed ceiling, uPVC double glazed patio doors with matching side panels to rear, two radiators, television aerial point, wall mounted thermostat, stairs to first floor.

FIRST FLOOR

LANDING

Skimmed ceiling, loft access hatch, smoke detector.

BATHROOM 1.875m x 1.853m (6'2" x 6'1")

Skimmed ceiling, extractor fan, uPVC double glazed obscure glass window to front, shaving point, vinyl flooring, radiator, fitted with a three piece suite comprising: WC, pedestal wash hand basin, bath with tiled surround, shower over and glass shower screen.

BEDROOM ONE 3.870m x 3.501m (12'8" x 11'6")

Skimmed ceiling, two uPVC double glazed windows to rear, radiator, door into storage cupboard.

BEDROOM TWO 3.327m x 1.948m (10'11" x 6'5")

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

EXTERNAL

FRONT

Footpath leading to entrance door, external light.

REAR

Enclosed garden mainly laid to lawn, bordered with a range of mature plants and shrubs, space for shed, outside tap, footpath leading to gated pedestrian rear access leading out to parking area which provides two parking spaces in tandem.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

