



Dawsons

estate agents



1 Stryd Y Maswr, Stradey, Llanelli, SA15 4DX

*** 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 Semi Detached 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 area to the rear for two vehicles.

VIEWING ESSENTIAL TO FULLY APPRECIATE.

£110,000



11 Murray Street, Llanelli, SA15 1AQ
T: 01554 784 400 | F: 01554 784 399
ll@dawsonsproperty.co.uk

ENTRANCE

Door with obscure glass panel into:

HALLWAY

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

CLOAKROOM

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

KITCHEN 2.706m x 1.884m (8'11" x 6'2")

Skimmed ceiling with inset spotlights, uPVC double glazed window to front, radiator, vinyl flooring, carbon monoxide alarm, fitted with a range of wall and base units with complementary work surface over, walls tiled to splash back, concealed wall mounted 'Ideal' gas combination boiler, one and a half bowl stainless steel sink and drainer with mixer tap, built in electric fan oven with four ring stainless steel gas hob and stainless steel chimney hood over, space for fridge freezer, space and plumbing for washer/dryer.

LOUNGE 4.047m x 3.890m (13'3" x 12'9")

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

FIRST FLOOR

LANDING

Skimmed ceiling, smoke detector, loft access hatch, door into:

BATHROOM 1.848m x 1.898m (6'1" x 6'3")

Skimmed ceiling with inset spotlights, uPVC glazed obscure glass window to front, radiator, part tiled walls, extractor fan, vinyl flooring, fitted with a three piece suite comprising: bath with overhead shower and glass shower screen, pedestal wash hand basin and WC.

BEDROOM ONE 3.432m x 2.879m widening to 3.901m max (11'3" x 9'5" widening to 12'10" max)

Skimmed ceiling, two uPVC double glazed windows to front, radiator, door into storage cupboard, television aerial point.

BEDROOM TWO 3.313m x 1.949m (10'10" x 6'5")

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

EXTERNAL

FRONT

Garden area laid to bark chippings, planted with shrubs, steps up to entrance door, external light.

REAR

Enclosed garden laid to top soil with paved footpath leading to gated rear access which leads to parking area for two vehicles.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: B

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.

