



10 Zion Row, Llanelli, SA15 3YL

£159,995

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**Davies**  
CRADDOCK

Davies Craddock have pleasure in offering for sale this Well Presented End Terraced Property situated in a popular location within walking distance of Llanelli Town Centre, The Eastgate Development and Public Transport.

The property is located within close proximity to Trostre and Pemberton Retail Parks, The Millennium Coastal Path, Schools and Amenities.

The accommodation comprises Entrance Hallway, Dining Room, Lounge and Modern Kitchen to the ground floor, Three Good Size Bedrooms and a Modern Bathroom to the first floor.

Externally there is an enclosed rear garden laid to decking and patio, access to a good size double garage.

Viewing is highly recommended to fully appreciate what this property has to offer.

### Ground Floor

#### Entrance Hallway

Via uPVC door, laminate flooring, radiator, plastered walls and ceiling, spot lighting, stairs to first floor, doors to:

#### Open Plan Living & Dining Area

13'5" x 21'9" approx (4.09m x 6.65m approx)  
uPVC window to front and rear, two radiators, four alcoves, bespoke recess storage, under stairs storage, laminate flooring throughout, plastered walls and ceiling, door to:

#### Kitchen

14'7" x 8'5" approx (4.45m x 2.57m approx)  
uPVC french doors to rear garden, a range of wall and base units with complimentary work surfaces, composite sink with mixer tap, space for fridge freezer, integrated oven, hood, hob and dishwasher. Radiator, tiled splashback, plastered walls and ceiling, spotlighting.

### First Floor

#### Landing

Plastered walls and ceiling, radiator, airing cupboard housing combination boiler, loft access, smoke alarm.





#### Bedroom One

9'3" x 13'5" approx (2.82m x 4.11m approx)  
uPVC window to front, plastered walls and ceiling, radiator.

#### Bedroom Two

12'11" x 8'2" approx (3.96m x 2.51m approx)  
uPVC window to rear, laminate flooring, radiator.

#### Bedroom Three

11'3" x 6'5" approx (3.43m x 1.98m approx)  
uPVC window to front, laminate flooring, radiator.



#### Bathroom

9'10" x 7'6" approx (3.02m x 2.29m approx)  
uPVC frosted window to rear, bath with glass screen and shower, pedestal sink, two towel heaters, extractor fan, linoleum flooring throughout, tiled splashback.

#### Externally

##### Rear Garden

Artificial grass throughout, composite decking with seating area and access to:

##### Utility Room

Approx 10' 8" x 7' 6" (3.25m x 2.29m) uPVC window to front, electric radiator, a range of wall and base units with complimentary work surfaces, composite sink with mixer tap, space for washing machine and tumble dryer, laminate flooring throughout, doors to:

##### WC

3'4" x 6'3" approx (1.04m x 1.93m approx)  
Plastered walls and ceiling, extractor fan, wc, spot lighting, sink with vanity unit and mixer tap.

##### Garage Space

20'4" x 13'8" approx (6.22m x 4.19m approx)  
Two uPVC windows to side, electric insulated garage door.

#### Full Description

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            | <b>63</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.