



93 Rhes Brickyard Row

, Llanelli, SA15 2DZ

Offers In The Region Of £139,995



2



2



1



B



Dawsons
all things property

GENERAL INFORMATION

IDEAL FIRST TIME BUY/INVESTMENT

This Two Bedroom property is set in the sought after location of Rhes Brickyard Row and is conveniently located to all local amenities including Trostre Retail Park, Machynys Golf Course and offers good road links to the M4.

The property briefly comprises:

Entrance Hallway, Cloakroom, Kitchen and Lounge to the Ground Floor with Two Bedrooms and a Bathroom to the First Floor. Externally there are Two Allocated Parking Spaces to the rear with a Fully Enclosed, rear garden.

We highly recommend viewing this property to appreciate what it has to offer.

FULL DESCRIPTION

Entrance Hallway

Entrance via composite door into hallway, solid oak wooden flooring, radiator, door to:

Cloakroom

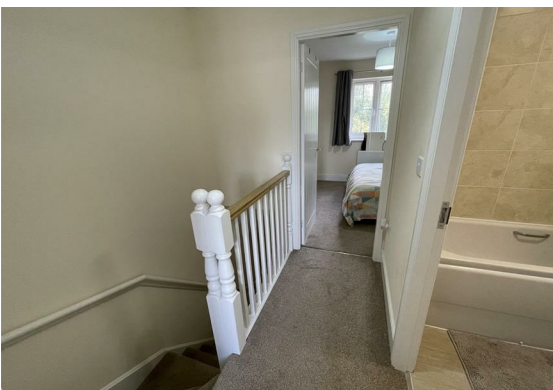
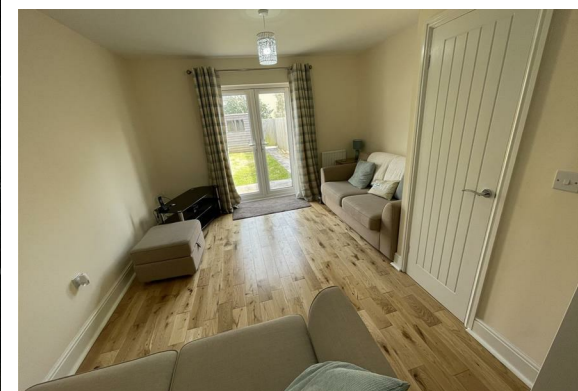
5'5" x 2'9" (1.661 x 0.854)

Solid Oak Wooden flooring, uPVC window to front, radiator, low level WC, hand wash basin, part tiled walls.

Kitchen

9'4" x 5'3" (2.859 x 1.612)

Ceramic tiled flooring, range of wall and base units, uPVC window to front, integrated composite sink/drainers with mixer tap over, space for washing machine, integrated electric oven with gas hob, extractor fan over, space for fridge freezer.





Lounge

12'0" x 15'6" (3.668 x 4.743)

Solid Oak Wooden flooring, uPVC double french doors to rear garden, radiator, integrated under stair storage cupboard.

Landing

Access to loft.

Bedroom One

9'4" x 11'10" (2.860 x 3.631)

uPVC window to front, radiator.

Bedroom Two

11'10" x 8'1" (3.628 x 2.470)

uPVC window to rear, radiator.

Bathroom

6'7" x 5'7" (2.031 x 1.712)

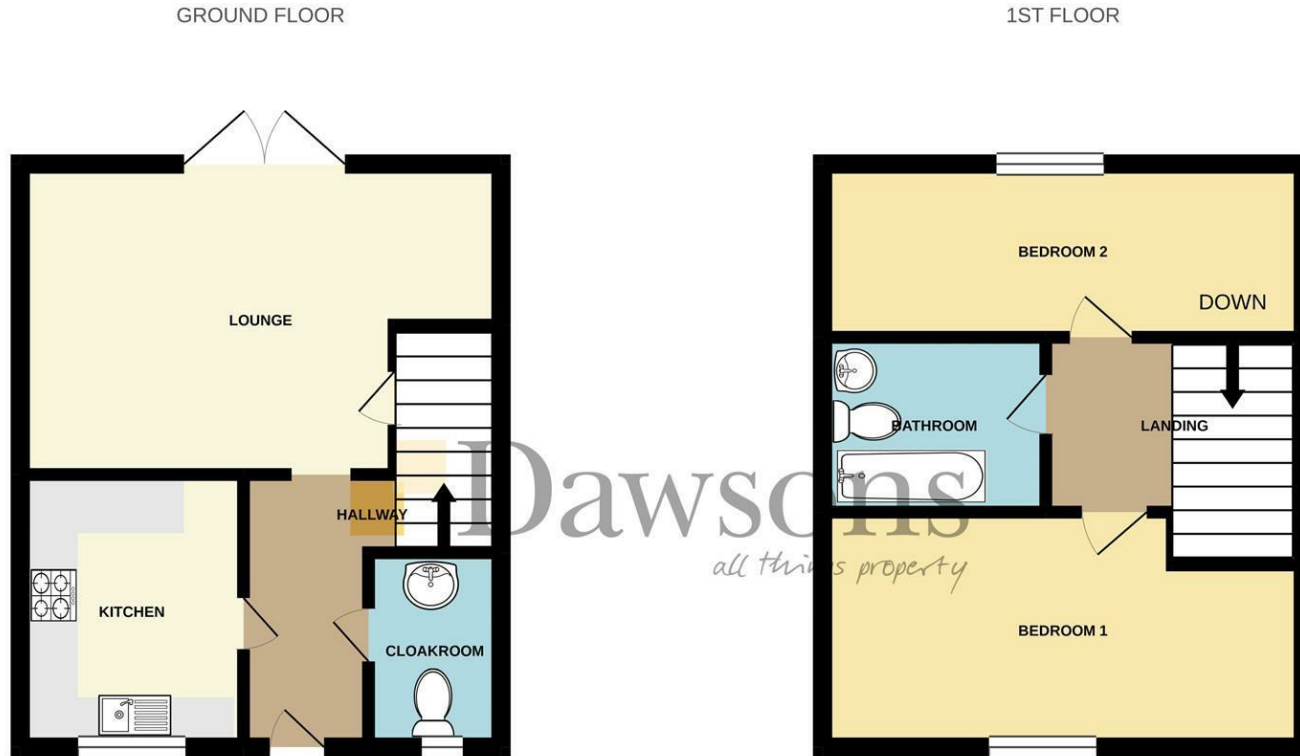
Tiled flooring, three piece white suite, shower over bath, part tiled walls, radiator.

External

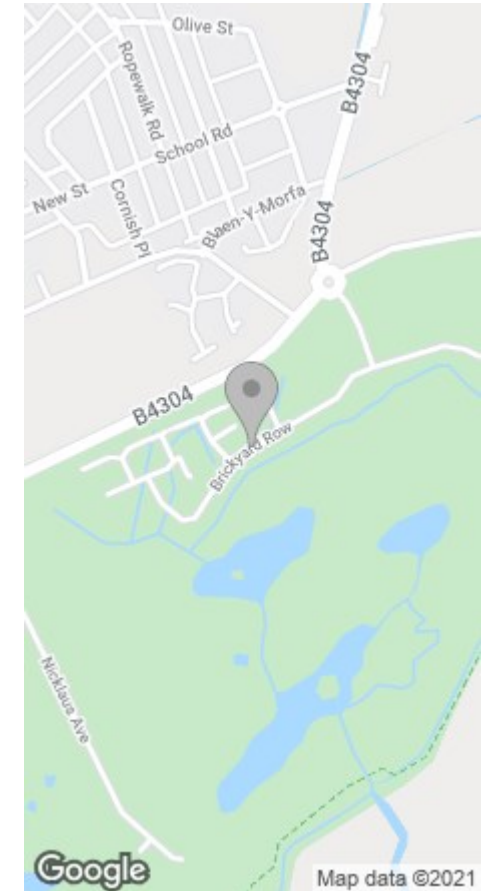
To the front a small pathway leading to front door and to the rear a fully enclosed rear garden, mostly laid to lawn with slabbed pathway leading to gate and two allocated parking spots.



FLOOR PLAN



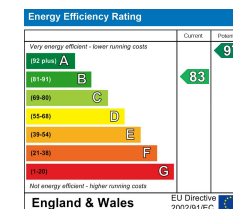
AREA MAP



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

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 or representations 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.

EPC



11 Murray Street, Llanelli, SA15 1AQ
 T 01554 784 400 E ll@dawsonsproperty.co.uk
 W dawsonsproperty.co.uk

