



20 Craddock Street, Llanelli, SA15 1BE

£59,995

 2  1  3  G

Davies Craddock are pleased to present this two bedroom family home, based in Craddock Street, Llanelli.

Within close proximity of local shops, schools, Trostre Retail Park and Llanelli Town Centre, this home may be an ideal base for the buyer to settle within the Llanelli area. In need of updating and renovation, this home is an opportunity for those looking to adopt a blank canvas, put their own stamp and style on a property, and make it their own.

Briefly comprising of an entrance hallway, two reception rooms, kitchen, and bathroom with shower over bath. The first floor offers two bedrooms. Externally the property offers a rear garden, and access to lane.

Viewing is recommended to view this home's potential.

Entrance Hallway

Carpet flooring, hardwood door to the front with obscure glass insert, Doors into:

Sitting Room

11'8" x 11'1" (3.58m x 3.40m)

Carpet flooring, UPVC window to rear, gas fireplace, storage cupboards in alcove, cupboard housing electricity consumer unit, understairs storage, door into:





Lounge

12'4" x 9'6" (3.76m x 2.90m)

Carpet flooring, UPVC window to front, cupboard housing gas meter, tiled fireplace.

Kitchen

(10'4" x 7'8") ((3.15m x 2.36m))

Approx Lino flooring, UPVC window and door to the side, gas cooker point, sink drainer, door and steps into:

First floor

Landing Carpet flooring, loft hatch, doors into:

Bedroom One

12'0" x 14'4" (3.66m x 4.37m)

Carpet flooring, 2UPVC windows to front.

Bedroom Two

(11'3" x 8'5") ((3.43m x 2.59m))

Carpet flooring, UPVC window to rear.

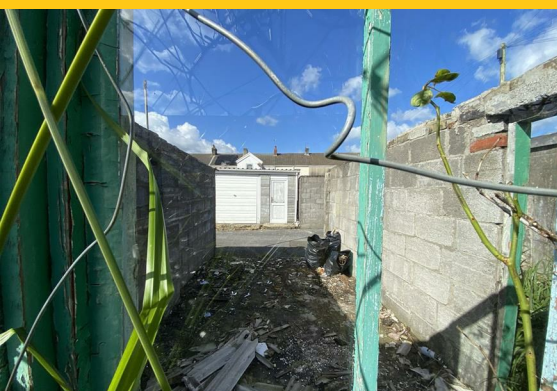
Bathroom

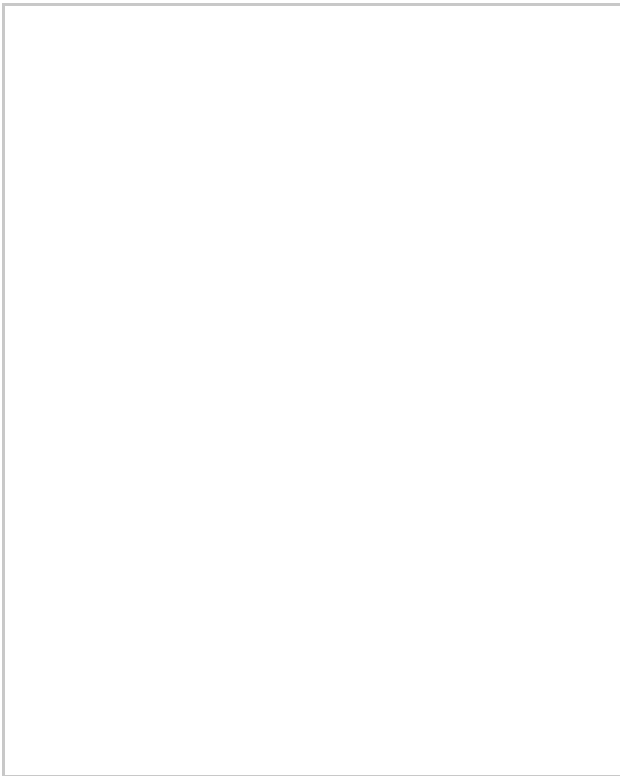
6'3" x 7'10" (1.91m x 2.39m)

Carpet flooring, three-piece bathroom suite with shower over bath, tiled walls, airing cupboard housing hot water tank.

Externally

Rear garden Enclosed and paved rear garden with doorway access to Lane.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
<i>Not energy efficient - higher running costs</i>		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

