



Glanllwchwr House , 73 Station Road, Llanelli, SA14 8UY

£235,000

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**Davies
CRADDOCK**

We are pleased to present for sale this unique opportunity to purchase this spectacular three bedroom end terrace property in the sought after location of Station Road, Llangennech, Llanelli, well situated opposite a park and cricket pitch on a quiet no through road.

Llangennech being set conveniently off junction 48 of the M4 motorway with local amenities and schools within walking distance of the property. The property is also within proximity to coastal walks and Llangennech railway station.

This property comprises of an entrance hallway leading to four reception rooms leading to the kitchen and utility room. With three bedrooms and a family bathroom upstairs. Enclosed rear garden offering off road parking for up to three cars.

Viewing of the property is essential to appreciate all it has to offer and early viewing comes recommended to avoid disappointment.

We are advised that the property sits on a potential flood plain and advise any interested party to make their own enquiries.

Entrance

Upvc door into:

Vestibule

Original tiled flooring, door into:

Hallway

Stairs to first floor, radiator.

Sitting Room

10'1" x 9'6" (3.09 x 2.90)

uPVC window to the front, feature fire place, recess alcoves with storage cupboards, radiator.

Lounge

22'2" x 10'0" (6.77 x 3.06)

uPVC windows to the front and rear, feature fire place, x two radiators.





Sitting Room

11'6" x 9'5" (3.51 x 2.89)

uPVC window to rear, feature fire place, under stairs storage cupboard, radiator.

Dining Room

15'1" x 10'4" (4.60 x 3.16)

uPVC window and door to the side, radiator.

Cloakroom

Vinyl flooring, W/C, wash hand basin, shower enclosure.

Kitchen

13'1" x 10'4" (3.99 x 3.17)

uPVC window to the side, vinyl flooring, a range of wall and base units with worktop over, space for cooker and fridge freezer, chrome extractor fan, partly tiled walls, radiator, door into:



Utility Room

Window to rear, vinyl flooring, space for washing machine and tumble dryer, wall mounted boiler.

First Floor Landing

uPVC window to the rear, storage cupboard.

Bedroom One

13'9" x 11'10" (4.21 x 3.61)

Two uPVC windows to the front, radiator.

Bedroom Two

9'7" x 8'3" (2.94 x 2.53)

uPVC window to the front, storage cupboard, radiator.

Bedroom Three

13'8" x 9'10" (4.17 x 3.01)

uPVC window to the rear, radiator.

Bathroom

uPVC window to the rear, tiled flooring, partly tiled walls, W/C, panelled bath, pedestal wash hand basin, shower enclosure, extractor fan, radiator.

Externally To The Fore


Lawned areas to the fore with off road parking to the side.

Externally To The Rear

Boasts a large rear garden with outbuildings, WC.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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