



27 Stryd Bennett, Llanelli, SA15 4DJ
Offers In Excess Of £132,000

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An ideal first time buy or investment property. A modern two bed mid terrace home, which is well presented throughout. The accommodation comprises: Entrance hallway, cloakroom, kitchen, lounge and to first floor two bedrooms and family bathroom. Externally there is a lawned front garden and enclosed back garden with paved patio area, lawn and gateway to the allocated parking spaces to the back of the property. Conveniently located for local schools and amenities in the area. Early viewing is strongly recommended.

GROUND FLOOR

Entered via door to front into:

ENTRANCE HALLWAY

Radiator. Storage cupboard.

CLOAKROOM

Fitted with a low level wc., and wash hand basin. Tiled splash back and radiator.

KITCHEN

8'9" x 6'2" (2.69 x 1.88)

uPVC double glazed window to front. The kitchen is fitted with a range of wall and base units with matching work surface over. Gas boiler concealed in wall cupboard. One and a half bowl stainless steel sink and drainer with mixer taps over. Inset four ring hob, stainless steel splashback and extractor hood over. Built under cooker. Plumbed for washing machine. Space for fridge/freezer. Radiator.





LOUNGE

13'4" x 12'9" (4.08 x 3.90)
uPVC double glazed windows and french doors to rear. Stairs to first floor. Two radiators.

FIRST FLOOR

MASTER BEDROOM

12'9" x 11'4" (3.90 x 3.46)
'L' shape. Two uPVC double glazed windows to rear. Storage cupboard. Radiator.

BEDROOM TWO

10'10" x 6'4" (3.31 x 1.94)
uPVC double glazed window to front. Radiator.

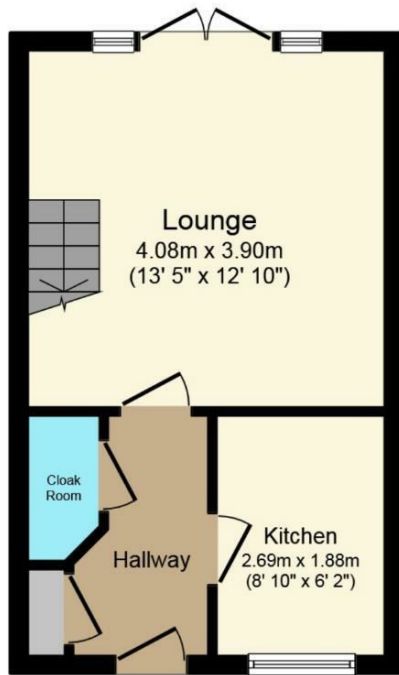
FAMILY BATHROOM

uPVC double glazed window to front. Fitted with a low level wc., pedestal wash hand basin. Bath with shower over. Radiator.

EXTERNAL

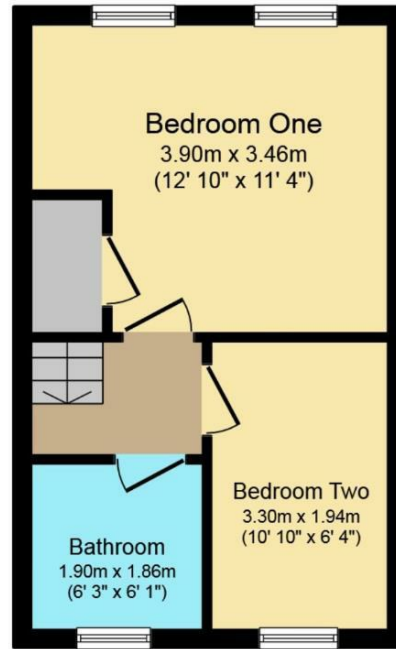
Lawned garden to the front.
Enclosed rear garden laid to lawn with paved patio area. Gateway to 2 allocated parking spaces to rear.





Ground Floor

Floor area 27.0 sq. m. (291 sq. ft.) approx



First Floor

Floor area 27.0 sq. m. (291 sq. ft.) approx

Total floor area 54.0 sq. m. (581 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	