



23 Waterloo Street, Llanelli, SA15 2PY  
£87,500

Ideally positioned for anyone looking to purchase on the flat and within walking distance to all local amenities sits this traditional terraced property offering great accommodation comprising of two reception rooms and three bedrooms with further benefits of an enclosed rear garden. EPC - D

IDEAL FIRST TIME OR INVESTMENT PURCHASE AS WELL AS THOSE LOOKING TO DOWNSIZE.

£87,500



### Hallway

Entrance via uPVC obscured glass door, wooden effect laminate flooring, radiator, under stair storage cupboard.

### Lounge 3.809m x 6.399m (12'6" x 21'0")

Wooden effect laminate flooring, uPVC window to front, integrated storage cupboards, two radiators, wooden window to utility.

### Kitchen 3.279m x 4.118m (10'9" x 13'6")

Tiled flooring, range of wall and base units, integrated stainless steel sink/drain, integrated electric oven with electric hob over, radiator, wall mounted extractor fan, tiled splash back, uPVC window to rear, door to:

### Bathroom

Tiled flooring, three piece white suite, uPVC obscured glass window to rear, tiled walls, radiator.

### Lean to utility

Tiled flooring, radiator, wall mounted 'Baxi boiler', uPVC door to rear.

### First floor

#### Landing

UPVC obscured glass window to rear, loft access, radiator.

### Bedroom one 3.193m x 2.796m (10'6" x 9'2")

UPVC window to rear, radiator.

### Bedroom two 2.468m x 3.588m (8'1" x 11'9")

UPVC window to front, radiator.

### Bedroom three 2.330m x 2.503m (7'8" x 8'2")

UPVC window to front, radiator.

### External

#### Rear

Fully enclosed, paved rear courtyard, rear lane access, garage up and over door to rear hardstanding.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01554 784 400

