



28 Pentre Dock Y Gogledd, Llanelli, SA15 2JW

Dawsons have great pleasure in offering for sale this well positioned on the edge of the All Wales Coastal Path, perfect for enjoying coastal walks or cycling, this mid link Townhouse offers accommodation spread over three floors that briefly comprises: Entrance Hallway, Cloakroom, Bedroom Three, Integral Garage and Utility Room to the Ground Floor, with Lounge and Kitchen to the First Floor and Two Further Bedrooms (one with en-suite facilities) and Bathroom to the Second Floor. EPC - C.

£145,000

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ENTRANCE

Entrance door with double glazed etched glass panels into:

HALLWAY

Stairs to first floor having storage cupboard under, radiator, door into integral garage.

CLOAKROOM

Fitted with a two piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splash back. Inset spotlights, extractor fan, vinyl tile effect flooring, radiator,

BEDROOM THREE 2.85 x 2.43 (9'4" x 8'0")

uPVC double glazed window over looking rear garden, radiator.

UTILITY ROOM 2.04 x 1.68 (6'8" x 5'6")

Reached via integral garage. Frosted glazed door opening t rear garden, wall mounted "Ideal" gas boiler, wall mounted central heating controls, vinyl tile effect flooring, radiator, fitted base unit with complementary work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer.

FIRST FLOOR LANDING

uPVC double glazed window to front, radiator, stairs to second floor. Doors to:

KITCHEN 2.85 x 2.65 (9'4" x 8'8")

Fitted with a range of wall, base and display units with complementary work surface over and under pelmet lighting, circular stainless steel sink and drainer with mixer tap, integrated dishwasher, built in electric oven with four ring gas hob, stainless steel splash back and stainless steel chimney hood over, space for fridge freezer, space for breakfast table and chairs. Inset spotlights, vinyl tile effect flooring, uPVC double glazed window to front, radiator.

LOUNGE 4.64 Max x 4.39 Max (15'3" Max x 14'5" Max)

'L' Shaped room having uPVC double glazed french doors to rear with Juliette balcony and further uPVC double glazed window to rear garden.

SECOND FLOOR LANDING

Airing cupboard housing water tank and shelving, radiator.

BEDROOM ONE 4.08 x 3.60 (13'5" x 11'10")

uPVC double glazed window to front, radiator. Door into:

EN-SUITE

Fitted with a three piece suite comprising pedestal wash hand basin with tiled splash back and mixer tap, low level WC and shower enclosure with overhead shower. Extractor fan, inset spotlights, uPVC double glazed obscure glass window to front, vinyl tile effect flooring, radiator.

BEDROOM TWO 2.96 x 2.57 (9'9" x 8'5")

Loft access, uPVC double glazed window to rear, radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and bath with mixer tap. extractor fan, inset spotlights, uPVC double glazed obscure glass window to rear, radiator, vinyl tile effect flooring.

EXTERNALLY

To the front of the property there is a garden laid to lawn, path leading to entrance door, external light, brick paved driveway with space for approximately two vehicles leading to Integral Garage.

To the rear of the property there is an enclosed garden laid to lawn with paved patio area and decked area.

GARAGE

Up and over door, electric and light connected, door into the Utility Room & Hallway.

CHARGES

There is currently a Ground Rent Charge of £150.00 per annum and a £364.00 per annum charge for Maintenance.

TENURE: Leasehold

COUNCIL TAX: D

EPC RATING:

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.