



6 Ynys Y Cwm Road, Furnace, Llanelli, SA15 4EY

**** PERFECT FOR FIRST TIME BUYERS / INVESTORS ****

Located within the Stradey area of Llanelli, with local amenities, Schools and a College close by. This Semi Detached property sits on a good sized, level plot and offers great potential. The property briefly comprises: Entrance Hallway, Lounge/Sitting Room, Kitchen and Bathroom to the Ground Floor, with Three Bedrooms to the First Floor.

Externally to the Front a courtyard frontage with an enclosed Rear Garden with ample room for parking. Viewing is a must to see what this property has to offer.

Offers In The Region Of £125,000

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ENTRANCE HALLWAY

Entrance via aluminium obscured glass door, radiator, door to:

LOUNGE/SITTING ROOM 3.525 x 6.293 (11'7" x 20'8")

Upvc window to front, upvc window to rear, radiator, electric fire with marble hearth and wooden surround, under stair storage cupboard, door to:

KITCHEN 3.438 x 2.494 (11'3" x 8'2")

Wooden effect laminate flooring, range of wall and base units, radiator, stainless steel sink/drain, wooden framed single paned window to side, space for cooler, space for washing machine, rear hallway leading to:

BATHROOM 1.664 x 2.385 (5'5" x 7'10")

Low level wc, hand wash basin, upvc window to rear, wooden framed window to side, walk in shower, storage cupboard housing Worcester boiler.

FIRST FLOOR

LANDING

Upvc window to rear, loft access.

BEDROOM ONE 3.479 x 2.719 (11'5" x 8'11")

Upvc window to front.

BEDROOM TWO 2.764 x 2.831 (9'1" x 9'3")

Upvc window to rear, radiator.

BEDROOM THREE 2.458 x 1.762 (8'1" x 5'9")

Upvc window to front, radiator.

EXTERNALLY

FRONT

Paved frontage, side gate access to rear, pathway to front door.

REAR

Enclosed rear garden, mostly laid to lawn, shed, paved courtyard area, side access to front, ample room for parking.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING:

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.