2 Bedroom End of Terrace House

£95,000

- End of Terrace Cottage
- Two Bedrooms
- Two Receptions
- No Chain
- Ideal First Time Buy
- Sought After Location
- 79m² / 850ft² approx.

This two bed, two reception end of terrace cottage is now for sale in the sought after location of Union Buildings.

The property is within close proximity to Llanelli Town Centre with all its local amenities.

Briefly consisting of entrance hall, lounge, dining room, kitchen, and shower room to the ground floor with two bedrooms and separate w.c to the first floor.

Externally there is an enclosed rear garden with gravelled and patio areas along with a storage shed.

Viewing is essential to fully appreciate what this ideal family home or investment property has to offer.
Entrance
uPVC door to front with glass insert, real wood flooring, stairs to 1st floor.

Lounge
13' x 11' 7" (3.96m x 3.53m) approx.
uPVC window to front, wood flooring, twin recess, smoke alarm, under stairs storage, cupboards housing electricity consumer unit & gas meter, timber fire surround with space for fire, wall uplighters, radiator.

Kitchen / Diner
20' x 15' (6.10m x 4.57m) approx.

Diner
Open plan, under stairs storage, uPVC window to rear, wood flooring, radiator

Kitchen
uPVC window to side, range of base & wall units, integrated oven, hob with extractor over, dishwasher, worktops with matching splashback, round sink with swan neck mixer tap, display unit, space for fridge / freezer, wood flooring.

Inner Lobby
uPVC window to side, plumbing for washing machine, tiled flooring.

Wet Room
uPVC window to rear with obscure glass, pedestal wash hand basin, low level W/C, mains supply shower with glass shower screen, fashion towel warmer, fully tiled walls & flooring.

Landing
Smoke alarm, carpet.

Bedroom One
13' 1" x 12' 1" (3.99m x 3.68m) approx.
Two uPVC windows to front, carpet, radiator, fitted wardrobes.

Bedroom Two
10' 7" x 8' 6" (3.23m x 2.59m) approx.
uPVC window to rear, radiator, carpet, wall mounted Ideal boiler.

Cloakroom
uPVC window to rear with obscure glass, wall mounted basin, low level W/C, tiled splashback, cushion flooring, radiator.

Rear Garden
Enclosed, garden shed, patio area.
None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. All room size measurements have been taken using a sonic tape and as such should be regarded as being approximate. The Vendor does not make or give, neither Davies Craddock nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. We would also like to make it clear that no appliances in the above property have been tested and would advise any prospective purchasers to have all appliances and central heating system check by a qualified person before completion on the property.

All appliances, boiler, electrics, outbuildings. Garages are not inspected or tested by Davies Craddock.