1 Cedric Street, Llanelli, SA15 1LP



Offers in the region of £149,500







A end-terraced house located in a predominantly residential area, within easy walking distance to the Town centre and good proximity to Trostre Retail park. The property has recently been updated with new flooring, painted throughout with a few other additions to give fresh new look. An ideal first time buy or suitable for Investment with the benefit of no onward chain.

The accommodation comprises of Entrance Hallway, Sitting Room, Lounge, Kitchen, Lean-to, Downstairs new W.C, Three Bedrooms & Bathroom.

uPVC Double Glazing throughout and Gas Central Heating, enclosed paved garden and the added appeal of a Detached Garage to the rear.

Viewing By Appointment.

EPC-D, Square Metres-93, Council Tax-B

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Entrance Hallway
Via uPVC double glazed entrance door, stairs to first floor, laminate flooring, radiator, textured ceiling.



Sitting Room
12'11" x 9'3" (11'3" into bay) (3.95 x 2.82 (3.45 into bay))
uPVC double glazed bay window to front, radiator, laminate flooring, textured & coved ceiling.



Lounge
13'8" x 14'1" (4.19 x 4.30)
uPVC double glazed window to rear, radiator, laminate flooring, textured & coved ceiling, understairs storage cupboard, built in storage cupboard.





Kitchen
8'10" x 8'4" (2.70 x 2.55)
Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, space for cooker, extractor hood, partly tiled walls, space for fridge freezer, plumbing for washing machine, radiator, wall unit housing wall mounted gas central heating boiler, uPVC double glazed window to rear, timber door to side with obscure glass, textured ceiling.



Lean to
uPVC double glazed door to side with obscure glass, uPVC door to rear with obscure glass, radiator, linoleum flooring, wall unit.



W.C.
uPVC double glazed window to rear, linoleum flooring, low level W.C.



FIRST FLOOR

Landing
Access to attic space, textured ceiling, storage cupboard.



Bedroom 1
9'5" x 14'1" (2.89 x 4.30)
uPVC double glazed window to front, radiator, coved & textured ceiling.



Bedroom 2
10'4" x 9'1" (3.16 x 2.79)
uPVC double glazed window to rear, radiator, textured & coved ceiling.



Bedroom 3
6'7" x 10'3" (2.01 x 3.13)
uPVC double glazed window to front, radiator, textured ceiling.



Bathroom
Fitted with a four piece suite comprising of low level W.C., pedestal wash hand basin, shower cubicle and panelled bath, extractor fan, linoleum flooring, textured ceiling, radiator, Velux window to rear.





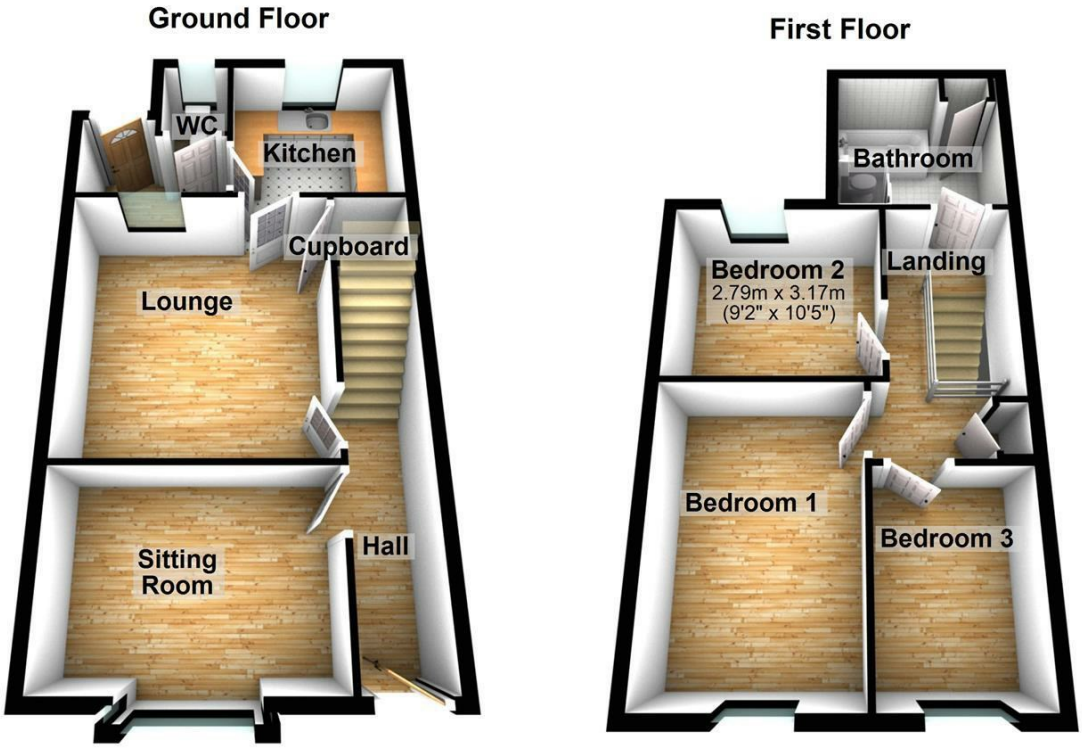
External
Gated front forecourt with paved patio, rear garden with block paving, uPVC door to side lane, garage.

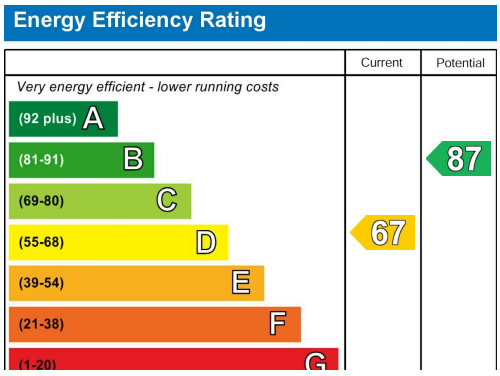


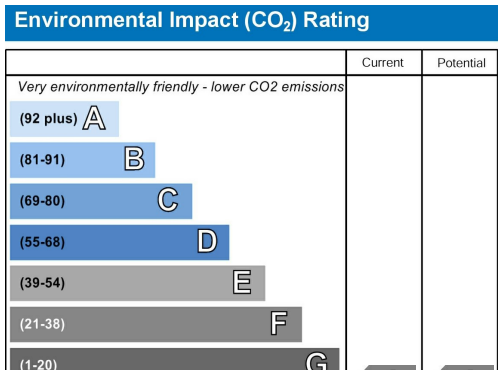
Garage
13'9" x 20'8" (4.20 x 6.30)
Roller door, uPVC double glazed window to rear, uPVC door to rear.



Services
Mains gas, electric, drainage & water.







You are welcome to view this property …. Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

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