81 Walters Road, Llanelli, Carmarthenshire, SA15 1LU



Asking price £155,000







End of terrace period three bedroom house set over two floors, offering rear lane access and a lovely aspect over the playing fields to front and to Gower coastline.
There is no onward buying chain, the property has been a successful rental and does now need updating works to make a lovely home for potential buyers. Very handy for local primary and secondary schools, commuting links and shopping options. Living space offers two good size receptions, and kitchen to ground floor, three bedrooms and bathroom to first floor.
EPC: E Square Metres: 112 Council Tax Band: D

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RICS
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Entrance/Hallway

22'11" x 4'3" (x3'3") (7 x 1.317 (x1))

Entered via PVCu double glazed door to front, laminate flooring, coved smooth/papered over ceiling.





Lounge

24'11" x 11'9" (x10'6") (7.6 x 3.6 (x3.21))

Double glazed PVCu bay window to front, rear double glazed PVCu window and door, fire place, laminate flooring, smooth ceiling.





Understairs Cloaks/WC

WC with wash hand basin above.



Rear Reception/Diner

12'6" x 10'5" (3.82 x 3.2)

Double glazed PVCu bay window to side, radiator, fireplace, laminate flooring, smooth ceiling.





Kitchen

10'7" x 10'5" (3.25 x 3.2)

Fitted base and wall units with complementary work surface, stainless steel sink, integrated oven with four-ring gas hob and extractor hood. Space for: washing machine, fridge-freezer and dishwasher. Radiator, cupboard containing wall-mounted combi boiler, PVCu double glazed window to rear, PVCu double glazed door to side with obscure glass.





Landing

Loft access, storage cupboard, smooth ceiling



Bedroom 1

10'9" x 17'5" (3.3 x 5.32)

Double glazed PVCu window to front, PVCu window to front, radiator, smooth ceiling.





Bedroom 2

11'7" x 12'5" (3.552 x 3.8)

PVCu double glazed window to rear, radiator, smooth ceiling.



Bedroom 3

8'5" x 10'6" (2.584 x 3.22)

Double glazed window to rear, radiator, smooth ceiling



Bathroom

5'6" x 7'4" (1.68 x 2.24)

WC, pedestal wash hand basin, panelled bath with shower over, part-tiled walls, laminate flooring, heated towel rail, PVCu double glazed window to side with obscure glass.

Externally
Timber front gate access leading on to clay tile pathway and patio area. Rear garden laid to concrete and Astro turf.



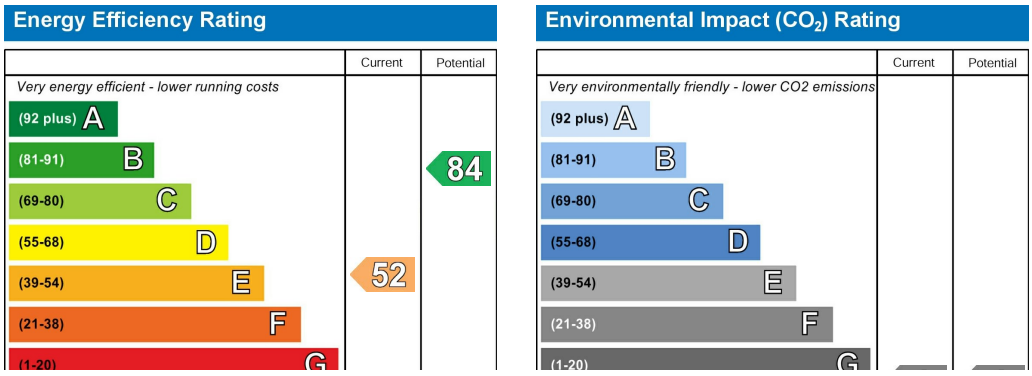


Garage
Electricity supplied, up and over door with rear lane access.



Services
Wide angled lens used on occasion, advised all mains.





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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.