22 Caegar, Llanelli, SA14 9NR



Asking price £150,000







A semi-detached house located on the outskirts of Llanelli with good accessibility to Llangennech, Junction 48/M4, Bynea & Trostre Retail Park. Sitting on a corner plot provides a generous sized garden to side and rear and off road parking for added appeal. An ideal First Time or Investment Buy, the property does require some modernising but has all the elements to make a lovely family home and no onward chain for peace of mind.
Comprising of Entrance Hallway, Cloakroom, Lounge, Kitchen/Diner, Conservatory, Three Bedrooms & Bathroom.
Viewing By Appointment.
EPC- D, Square Metres - 84, Council Tax - B.

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Accommodation Provides:
uPVC entrance door into ....

Entrance Hall:
With staircase to first floor, under stairs cupboard, radiator, laminate floor, smooth ceiling.



Lounge:
12'0" x 14'2" (3.66m x 4.32m)
Window to front, radiator, fireplace with tiled hearth, laminate floor, textured ceiling.



Kitchen:
18'9" x 9'7" (5.72m x 2.93m)
Fitted with base and wall units, one and a half bowl stainless steel sink unit, electric oven and microwave, gas hob with extractor above, space for washing machine, tumble dryer and fridge freezer, tiled floor, part tiled walls over worktop, radiator, window to rear, sliding door to rear with side window, uPVC double glazed door to side with obscure glass, smooth and coved ceiling.

Conservatory:
10'10" x 9'7" (3.32m x 2.93m)
Of uPVC construction with dwarf wall, french doors to side, polycarbonate roof, ceiling fan.



Cloakroom:
With w.c. and wash hand basin, tiled walls, tiled floor, window to front with obscure glass.



FIRST FLOOR:

Landing:
Window to side, loft access, smooth ceiling.



Bedroom 1:
11'11" x 10'7" (3.64m x 3.25m)
Window to front, radiator, textured ceiling, airing cupboard housing wall mounted gas fired heating boiler, storage cupboard.



Bedroom 2:
11'7" x 9'8" (3.55m x 2.95m)
Single glazed window to rear, radiator, smooth ceiling, storage cupboard.



Bedroom 3:
8'11" x 7'10" (2.72m x 2.41m)
Window to front, radiator, smooth ceiling, storage cupboard.



Bathroom:
With w.c and wash hand basin, shower cubicle, tiled walls, smooth ceiling, radiator, single glazed timber window to rear with obscure glass.



Externally:
Front driveway with off road parking, double timber side gates to side and rear garden. Rear garden laid to lawn with various trees and shrubbery, brick outbuilding, 2 aluminium storage sheds, outside tap.



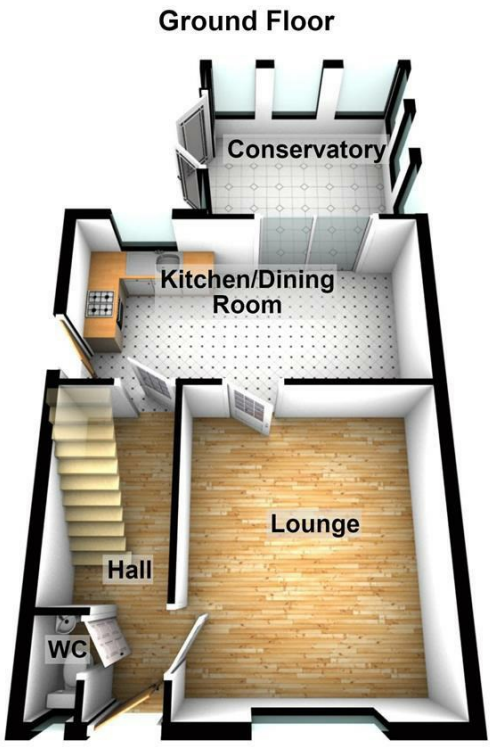




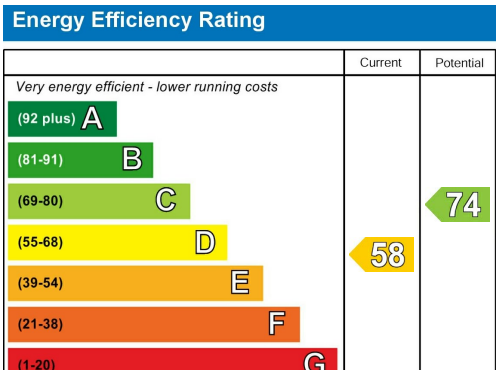


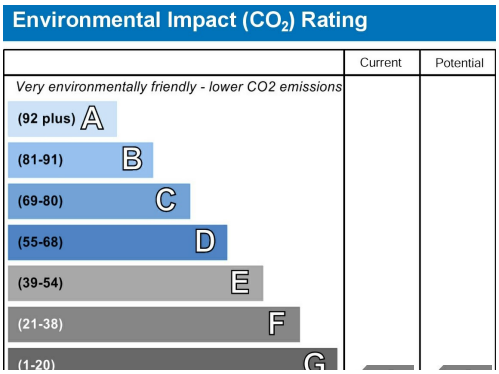


Services:
Mains water, gas, electricity and drainage.









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.