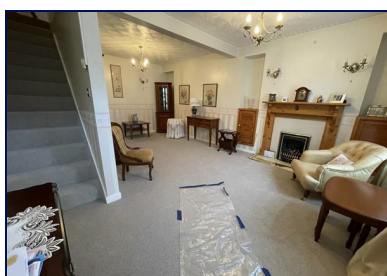


87 Dillwyn Street, Tyisha, Llanelli, Carmarthenshire, SA15 1BT



Offers in the region of £109,995



A mid terraced two bedroom stone cottage in the heart of Tyisha an area in Llanelli handy for the train station, local schools, and local shops. Trostre Retail Park & access to the Coast with its walks and beaches. This property has no onward buying chain and offers an open plan front living dining and hallway in one, and a good size rear kitchen accessing the manageable low maintenance garden.

This home has been well looked after and would make a good step onto the housing ladder or if you wish to downsize your property. The first floor has the two bedrooms and shower room.

New carpet has been installed to the living area and stairs, it has a modern gas combi boiler.

EPC: C Square Metres: 65 Council Tax Band: B

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RICS



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PROTECTED

Hall Living Room

19'10" x 13'1"(9'6") (6.06 x 3.99(2.92))

Stairs to first floor, window facing front, new front door, new carpets, two radiators, fireplace, alcoves housing meters.



Kitchen

12'4" x 8'4" (3.78 x 2.56)

Base and wall units, worktop, sink, spaces for washing machine, fridge freezer, and cooker, part tiled walls, tiled floor, window and door to rear, radiator.



FIRST FLOOR

Landing

Loft access, carpet.



Bedroom 1

13'1" x 9'4" (4.01 x 2.85)

Window facing front, radiator, built in wardrobes, carpet.



Bedroom 2

10'0" x 7'2" (3.06 x 2.19)

Window facing rear, carpet.



Bathroom

8'4" x 8'0" (2.55 x 2.44)

Window to rear, walk in shower, wet room floor, basin, wc, store cupboard, cupboard housing combi boiler.



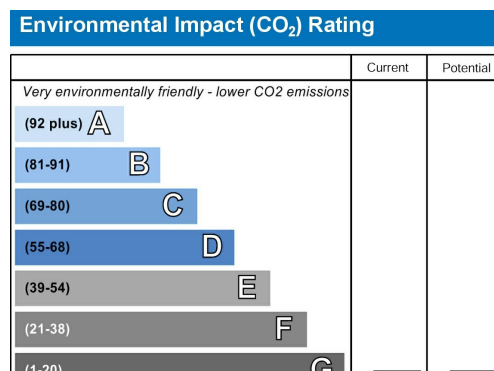
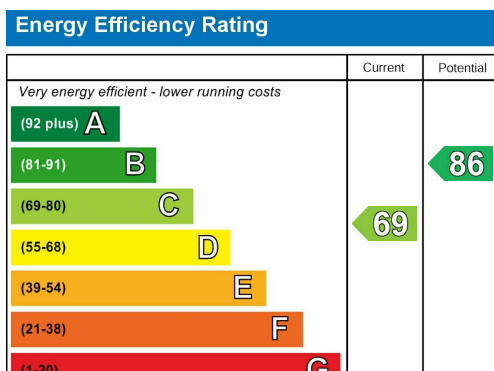
Externally

Rear enclosed garden on two levels, faux grass.



Services

Advised all mains. Wide angled lens has been used on occasion.



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.