

33 Wern Road, Llanelli, SA15 1SP



Asking price £119,950



A End-terraced house located within walking distance to local shops, cinema and restaurants. Well presented throughout with a lovely, enclosed garden to the rear with side access. An ideal first time buy with two reception rooms and three bedrooms, gas central heating and double glazing. There is no onward chain with this property making this a simpler buying process. Viewing is by Appointment.

EPC D , Square Metres- 94, Council Tax -B

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RICS



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PROTECTED

Accommodation Provides:

uPVC entrance door into

Porch:

With tiled floor, coved and textured ceiling, uPVC double glazed door with obscure glass into

Entrance Hall:

Staircase to first floor, under stairs cupboard, radiator, tiled floor, coved and textured ceiling, opening into

Lounge:

15'3" x 11'11" (4.66m x 3.64m)

Two windows to side, radiator, feature fireplace with log burner, tiled floor, coved and textured ceiling, timber door into lean to.



Sitting Room:

11'5" x 9'5" (3.48m x 2.88m)

Window to front, radiator, coved and textured ceiling.



Lean To:

5'4" x 7'0" (1.65m x 2.14m)

Poly carbonate roof, window to rear with obscure glass, tiled floor, worktop fitted, uPVC double glazed door to rear with obscure glass.



Rear Hallway:

Storage cupboard, tiled floor, coved and textured ceiling, timber glazed door to side.

Kitchen:

10'8" x 9'7" (3.26m x 2.94m)

Fitted with base and wall units with complimentary work surfaces, one and a half bowl single drainer sink unit, integrated electric oven with grill, gas hob with extractor above, space for washing machine and fridge freezer, tiled floor, part tiled walls, window to side, coved and textured ceiling, built in storage cupboard.



FIRST FLOOR:

Landing:

Coved and textured ceiling, laminate floor, access to attic space.



Bedroom 1:

12'0" x 9'1" (3.68m x 2.77m)

Window to front, radiator, coved ceiling.



Bedroom 2:

9'0" x 9'4" (2.75m x 2.87m)

Window to rear, radiator, coved ceiling.



Bedroom 3:

8'9" x 6'0" (2.67m x 1.83m)

Window to front, radiator, coved ceiling, laminate floor.



Dressing Room:

9'10" x 6'4" (3.01m x 1.95m)

Laminate floor, coved and smooth ceiling.



Wet Room:

With w.c. and wash hand basin, wall mounted shower, extractor fan, part tiled walls, radiator, coved and smooth ceiling, airing cupboard with wall mounted gas fired central heating boiler (5 years old), window to side with obscure glass.

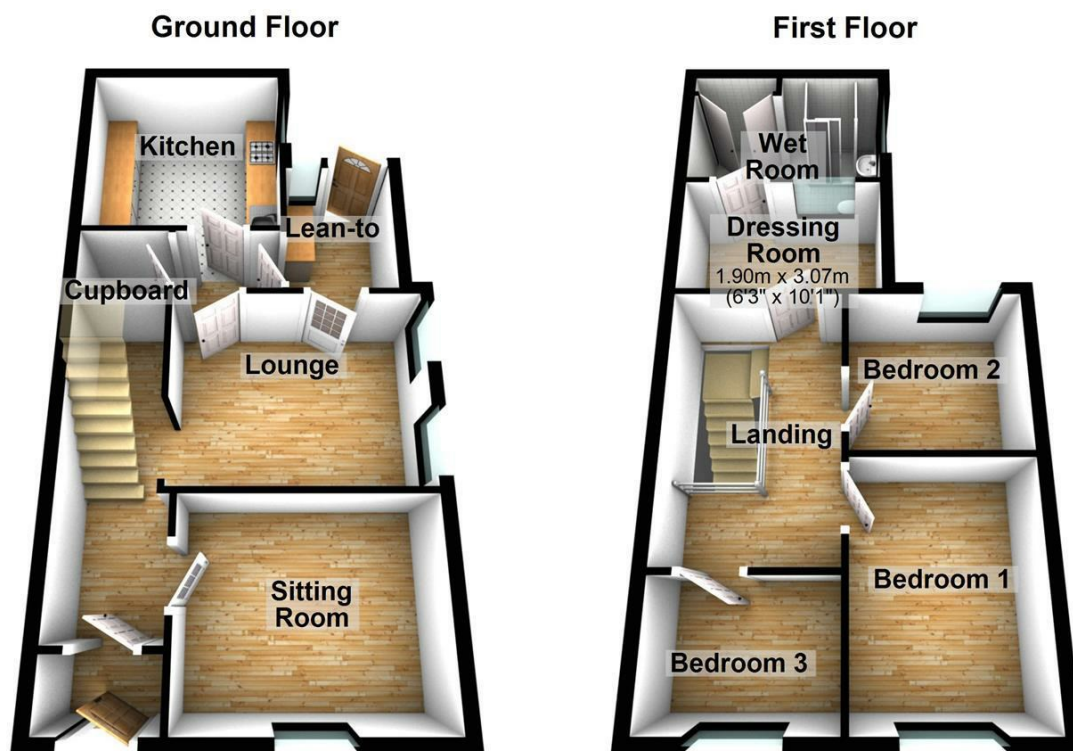


Externally:

Side gate to rear enclosed garden with patio area, various established trees and shrubs, storage outbuildings with uPVC double glazed door to side, outside W.C.

**Services:**

Mains water, gas, electricity and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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.