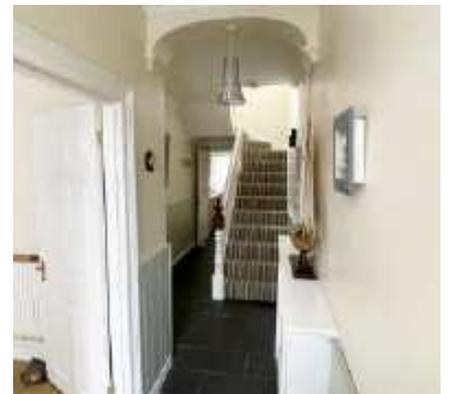


NEW
INSTRUCTION



32 Railway Terrace, Llanelli SA15 2RH

Offers in the region of £119,950

Traditional Mid Terrace Property
Edge of Town Centre
Low Maintenance Garden
Hard Standing for 1 Car to Rear
EER: TBC

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MD/DT/84364/111021

DESCRIPTION

This traditional mid terrace home is ideally located for access to the town's train station and is a level walk in to the town centre, as well as being a short drive from the coast and Trostre Retail Parks.

The home offers two reception rooms and a kitchen to the ground floor, with an utility area and downstairs bathroom. The first floor benefits from two double bedroom and a further single room.

The easy maintenance rear garden is surrounded by walls and gated, with access to the rear lane. There is a hard standing for one car. This property is, in our opinion, an ideal first time buy, investment opportunity for rental at approximately £595 per month, or its convenient and level location makes it an ideal downsize. EER: TBC

HALLWAY

Entered via a frosted double glazed door from the front, the hallway houses the stairs to the first floor with a storage cupboard underneath. There is tiled flooring, a radiator, part wood panelling to the walls and a coved ceiling. Doors lead to:

LIVING ROOM

11'10 x 8'08 (3.61m x 2.64m)
With a double glazed window to the front, this first reception room has alcove storage cupboards and the room benefits from laminate flooring, a radiator and a textured and coved ceiling.

LOUNGE

13'06 x 8'08 (4.11m x 2.64m)
Offering a double glazed window to the rear and a feature open fireplace with wood burner and slate hearth, this second reception room has a radiator and a coved ceiling.

KITCHEN

11'05 x 7'02 (3.48m x 2.18m)
Fitted with a range of wall and base units with worktops over incorporating a stainless steel sink and drainer unit, the kitchen has a built-in electric oven and gas hob with extractor over. There is space and plumbing for a dishwasher and a fridge/freezer. A double glazed window looks to the side and there is a double glazed door to the garden. The room benefits from tiled flooring, part tiled walls, a radiator and a textured half saddle ceiling with spotlights. A door leads to:

UTILITY ROOM

4'02 x 3'11 (1.27m x 1.19m)
Fitted with a wall and base unit with worktop over, there is space and plumbing for a washing machine and tumble dryer. The room has tiled flooring, part tiled walls and a textured ceiling. A door leads to:

BATHROOM

7'03 x 5'06 (2.21m x 1.68m)
Fitted with a panelled bath with shower over, a pedestal wash hand basin and a WC, the bathroom has 2 frosted double glazed windows to the rear and offers tiled flooring, a radiator, heated towel rail, tiled walls and a textured ceiling.

LANDING

With a double glazed window to the rear, the landing has carpet, a radiator and a textured and coved ceiling with loft access. Doors lead to:

BEDROOM TWO

11'0 x 9'03 (3.35m x 2.82m)
Offering a double glazed window to the rear, this double bedroom has carpet, a radiator and a textured and coved ceiling.

BEDROOM ONE

11'02 x 9'04 (3.40m x 2.84m)

With a double glazed window to the front, this bedroom has carpet, a radiator and a textured and coved ceiling.

BEDROOM THREE

8'01 x 6'00 (2.46m x 1.83m)
This single front facing bedroom has a double glazed window, carpet, a radiator and a textured and coved ceiling.

EXTERNALLY

To the rear of the property is a paved area with steps down to decking and decorative stones. There are mature shrubs and trees with a raised hard standing for approximately 1 car. Wooden gates lead to the rear lane access and the garden is enclosed.

SERVICES

We are advised all mains services are connected.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli office- SA15 1AQ- turn left on to Station Road. Proceed along until the mini roundabout. Take the third exit and proceed along, turning right on to Railway Terrace, where the property will be located on the left.