



Bigyn Road , Llanelli SA15 1NU

- Mid Terrace Property in Need Of Renovation
 - Two Reception Rooms
 - Rear & Side Garden Area
 - Free Hold
 - EPC: tbc
- Three Bedroom & Dressing Room
 - Two Bathrooms
 - Town Centre Location
 - CHAIN FREE
 - Freehold

Asking Price £82,500 Freehold





Location

Description

An opportunity to purchase a Terrace Property located in the town of Llanelli. The property requires renovation and modernisation making it an ideal investment buy, with the benefit of a rear garden. The accommodation comprises of Entrance hall, Two Reception Rooms, Kitchen, Three Bedrooms and Two Bathrooms. Freehold. EPC Rating- tbc. CHAIN FREE.

Porch

Approach via uPVC door to hallway, tiled flooring.

Hallway

Stairs to first floor, under stairs storage cupboard.

Reception Room One

12'6" x 9'3" approx

uPVC Window facing front of property, radiator.

Reception Room Two

12'6" x 9'1" approx

uPVC bay window facing side of property, Radiator.

Ground Floor Shower Room

11'8" x 10'1" approx

uPVC window facing rear of property, fitted with a three piece suite comprising of walk-in shower unit, Pedestal hand wash basin and w.c., uPVC window facing rear of property, radiator.

Kitchen

10'3" x 9'10" approx

Fitted with a range of matching base and wall units, Radiator, uPVC window facing rear, uPVC door leads to rear of property, Wall mounted gas boiler.

Landing

Split level landing, radiator, loft access.

Bedroom One

10'1" x 11'5" approx

uPVC window facing front of property, radiator, feature fireplace with surround.

Bedroom Two

10'2" x 10'1" approx

uPVC window facing rear, radiator.

Bedroom Three

8'2" x 5'9" approx

uPVC window facing front of property, radiator.

Bathroom

9'8" x 7'2" approx

uPVC window facing side of property, radiator, fitted with a three piece suite comprising of pedestal hand wash basin, W.C. and Bath.

Dressing Room

7'2" x 6'3" approx

Build in storage cupboard with radiator.

External

Side access to rear garden, maintenance required, patio area.

Disclaimer

General information

viewing: By appointment with Cymru Estates.

Services: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations). Important information: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

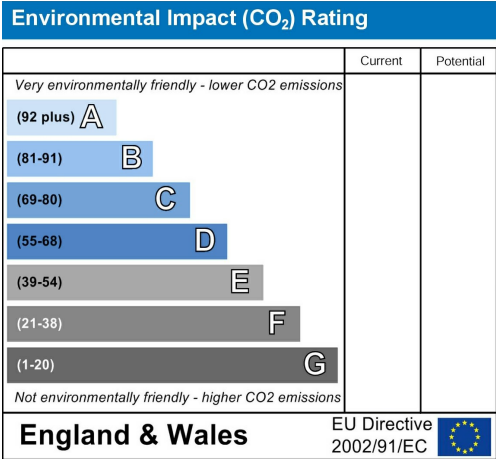
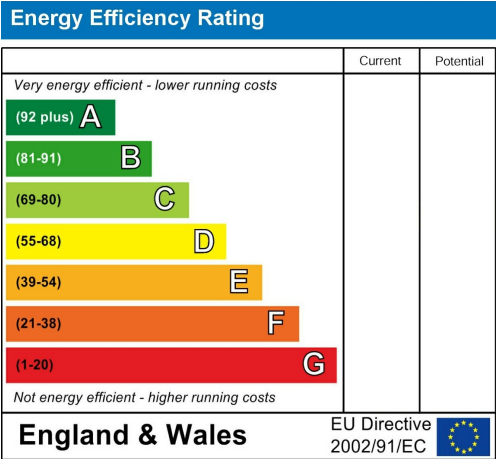
Draft: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.







Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating



Cymru Estates Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.