

5 George Street, Llanelli SA15 2NB

Offers In Region of £139,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer 5 George Street, Llanelli on the market for sale. This property has been newly refurbished to a high standard, conveniently located close to local amenities including "Ysgol Pen Rhos" primary school, at the end of the road, train station and approximately half a mile of the beach and town centre where a good range of amenities can be found, including supermarkets, shops, supermarkets and transport links. The accommodation is set over two floors, comprised of entrance hall, living room, dining room, brand new kitchen, bathroom, and WC on the ground floor. The first floor is comprised of three bedrooms and a spacious landing. Externally there is unrestricted on street parking to the fore and a well presented, level rear garden comprised of mainly lawn / gravel areas with rear access. Mains gas central heating with a "Worcester" combination boiler. Double glazed throughout. Council tax band "B". EPC E / 51 (Please note, this was carried out prior to renovations. The vendors are arranging a new assessment). Freehold. Chain Free. Please see our virtual tour to fully appreciate all that this fantastic property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Location: Situated in Llanelli, Carmarthenshire's largest town. Conveniently located close to local amenities including "Ysgol Pen Rhos" primary school at the end of the road, train station and approximately half a mile of the beach and town centre where a good range of amenities can be found including supermarkets, shops, supermarkets and transport links.

Ground Floor:

Entrance Hall: uPVC double glazed door to the fore, opening to the entrance hall. Doors to living and dining room. Wood effect flooring. Paneled radiator. Mains smoke detector. Wall mounted thermostat for boiler.

Living Room: 3.48m (11'6") x 3.04m (10'0") Door to hall. uPVC double glazed window to fore. Carpeted floor. Double Paneled convector radiator.

Dining Room: 4.60m (15'2") x 3.48m (11'6") Doors to kitchen and hall. Stairs to first floor landing. uPVC double glazed window to rear. Tiled fireplace surround with electric fire and hearth. Double paneled convector radiator. Carpeted floor. Papered ceilings.

Kitchen: 2.67m (8'10") x 3.91m (12'10") Doors to dining room and rear lobby. Range of base and wall units. uPVC double glazed window to side elevation. Double paneled convector radiator. Stainless steel sink and drainer with mixer tap. Integrated electric hob / oven.

Extractor hood. Access to loft space. Wood effect flooring. Cupboard housing the Worcester combination boiler. plumbing for a washing machine.

Rear Lobby: uPVC double glazed door to garden. Internal doors to bathroom, WC and kitchen. Wood effect flooring. Tiled walls.

Bathroom: 1.53m (5'1") x 1.60m (5'3") Contemporary bathroom. Frosted opaque double glazed to rear elevation. Bath with shower over (running of boiler), mixer tap and glass screen. Vanity basin with mixer tap. Chrome towel radiator (plumbed). Extractor fan. Part tiled walls. Wood effect flooring.

WC: 0.79m (2'8") x 1.57m (5'2") Door to rear lobby. WC with push button flush. Radiator. Part tiled walls. Wood effect flooring.

First Floor:

Landing: Stairs down to ground floor dining room. Doors to bedrooms 1, 2 & 3. Access to loft space. Double glazed window. Carpeted floor.

Bedroom 1 (Rear): 2.76m (9'1") x 3.23m (10'8") Door to landing. uPVC double glazed window to rear elevation. Carpeted floor. Double paneled convector radiator.

Bedroom 2: 2.79m (9'2") x 3.37m (11'1") Door to landing. uPVC double glazed window to fore. Carpeted floor. Double paneled convector radiator.

Bedroom 3: 1.82m (6'0") x 2.44m (8'1") Door to landing. uPVC double glazed window to fore. Carpeted floor. Double paneled convector radiator.

Externally: On street parking to the fore. Well presented, enclosed and level rear garden, mainly comprised of lawn and gravel areas. Rear access.

Services: Mains gas central heating (Worcester Combi boiler) , electricity, mains water and sewerage. High speed broadband coverage area

Tenure: Freehold

EPC: E / 51. (assessed prior to renovations being carried out). Vendors are in the process of arranging a new certificate.

Construction: Stone.

Council Tax: Band "B". Local authority Carmarthenshire County Council.

Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

Chain Free:

Further Details (Sprift):

<https://sprift.com/dashboard/property-report/5-george-street-llanelli-sa15-2nb/3918672>

Virtual Tour Available:

Newly Refurbished.:

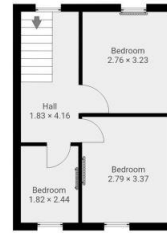
On Street Parking:

Well presented, enclosed rear Garden. :

Brand new bathroom and kitchen.:

Gas central heating:

Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. (SODIOPA) DECLARES ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Property Features

- Close to Train Station
- Gas CH
- Close to local amenities
- 2 Reception
- Chain Free
- Garden
- On Street Parking
- Refurbished
- High Standard Throughout

EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983