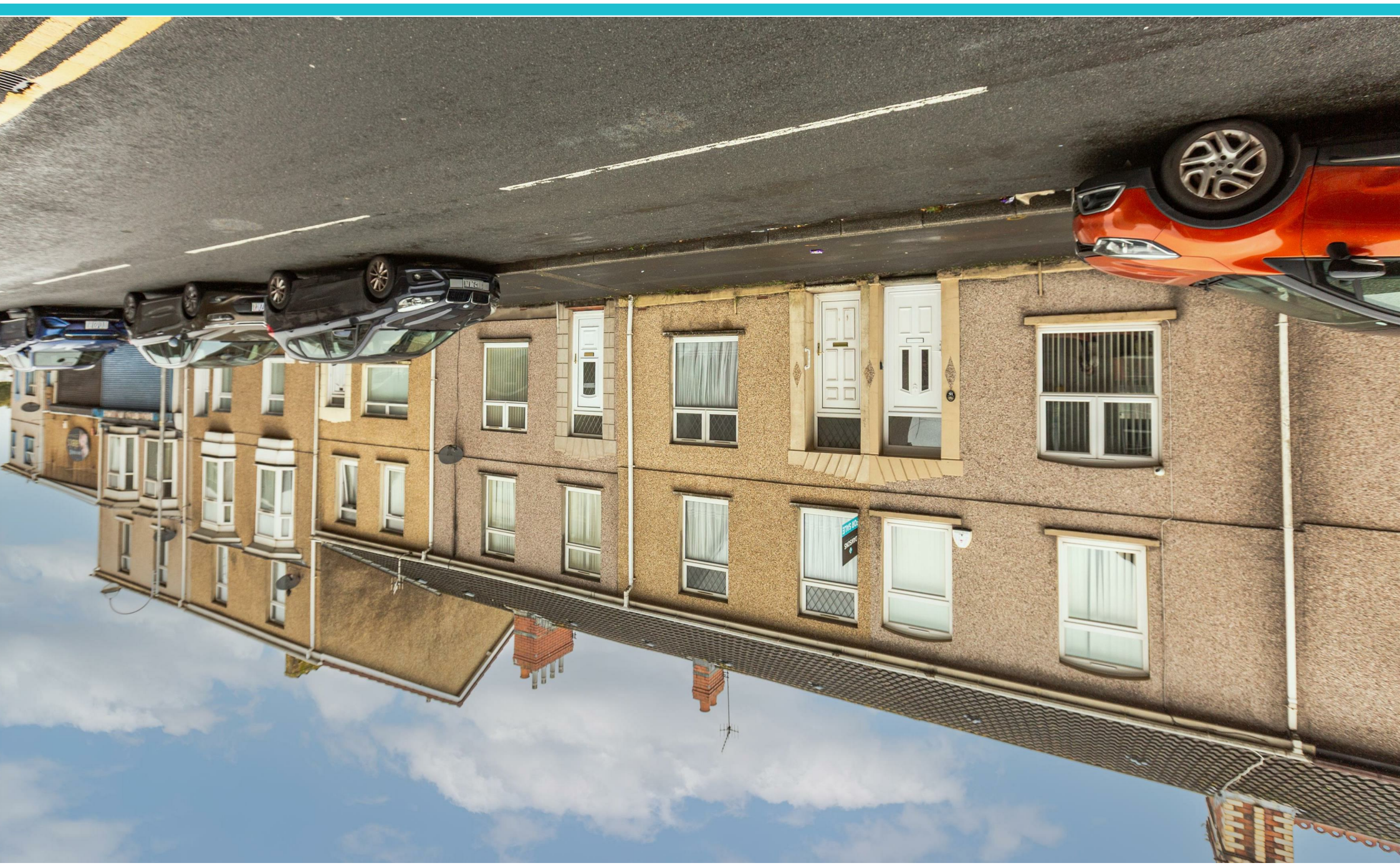
14 New Dock Road

, Llanelli, SA15 2EL

Offers Around £80,000

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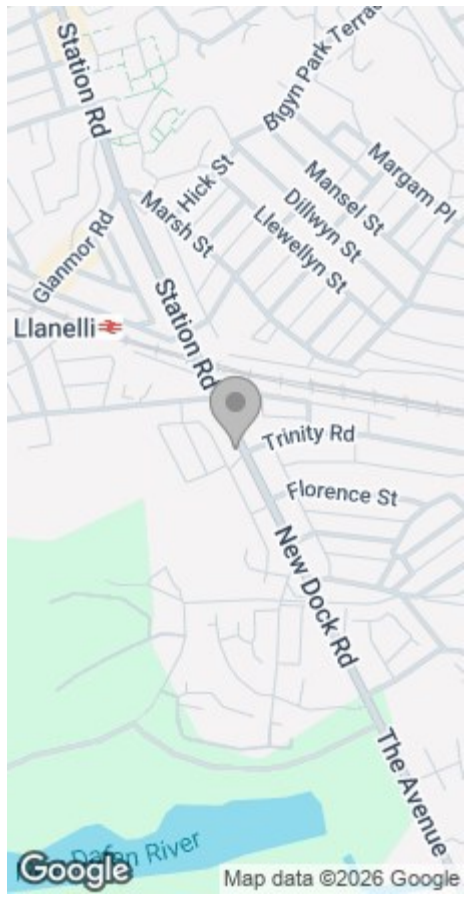
FLOOR PLAN



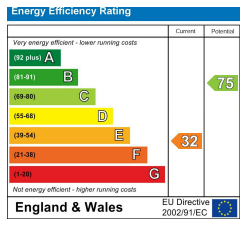
TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

A Home Full of Potential: CASH BUYERS ONLY
Situated in a convenient location close to a range of local amenities and the railway station, this traditional mid-terrace property offers a fantastic opportunity for buyers looking to create a home tailored to their own style and requirements.
The property has been well looked after over the years and is now ready to begin its next chapter, with new homeowners bringing their vision and ideas to life. While the house is in need of comprehensive updating, it offers excellent potential to become a spacious and versatile family home.
Internally, the accommodation includes three bedrooms and three reception rooms, providing a particularly flexible layout with plenty of scope to adapt the space to suit modern family living. The three reception rooms could be utilised in a variety of ways, whether as separate living and dining areas, a home office, playroom or additional family space.
With its generous accommodation, versatile reception rooms and convenient position, this is a property with plenty of potential for those prepared to undertake the necessary improvements. A blank canvas in many respects, it offers the exciting opportunity to create a home that is truly your own.
An ideal project for buyers seeking a property with character, space and the potential to make their mark.







FULL DESCRIPTION

ENTRANCE

HALLWAY

LIVING ROOM
12'2" x 9'9" (3.73m x 2.98m)

LOUNGE
11'10" x 9'10" (3.61m x 3.01m)

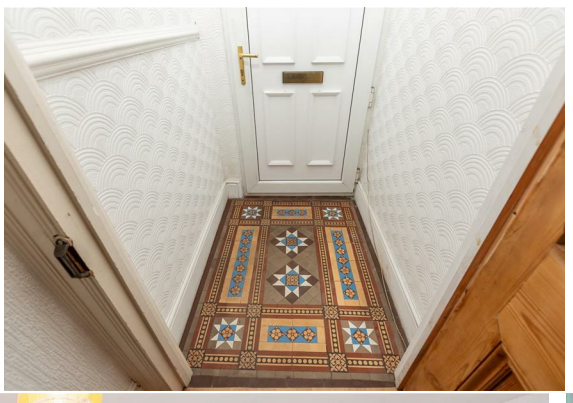
DINING ROOM
13'9" x 9'3" (4.20m x 2.82m)

KITCHEN/BREAKFAST ROOM
10'4"x 925'2" (3.16mx 282m)

FIRST FLOOR

BEDROOM ONE
15'11"x 10'2" (4.86mx 3.10m)













BEDROOM TWO
11'5" x 9'10" (3.49m x 3.01m)

BEDROOM THREE
9'7" x 9'7" x 8'1" (2.93m x 2.93m x 2.48m)

BATHROOM
6'2" x 5'10" (1.88m x 1.80m)

EXTERNAL

PARKING

EPC-F

TENURE- FREEHOLD

COUNCIL TAX BAND=B

SERVICES
Heating System Gas
Mains gas, electricity, sewerage and water (Metered)
Mobile - There are no known issues with mobile coverage using the vendors current supplier - N/A
Broadband - N/A
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

