4 Caswell Street

, Llanelli, SA15 1BS

Offers Around £155,000

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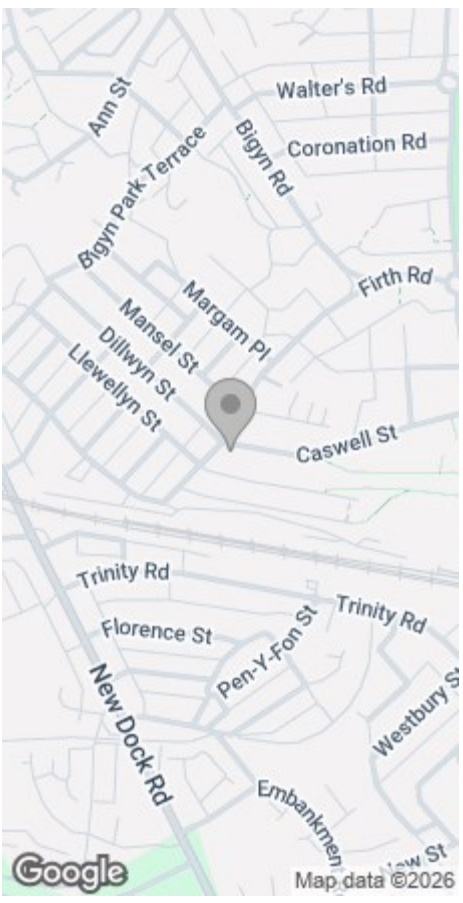


FLOOR PLAN

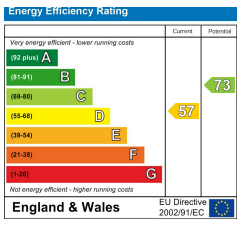


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Situated in the popular Tyisha area of Llanelli, this well-proportioned semi-detached house offers spacious and versatile accommodation, having benefited from a number of updates whilst still providing an opportunity for the new owner to complete some remaining works to their own requirements.
The property offers excellent space throughout and would make an ideal family home or investment opportunity. The ground floor comprises an entrance hall, two well-sized reception rooms and a cloakroom, providing flexible living and entertaining space. To the first floor are well-proportioned bedrooms together with a family bathroom.
A particular feature of the property is the basement, offering useful additional space with a variety of potential uses, subject to any necessary consents. There is also a loft space, providing further storage and potential for future use.
Whilst some works remain to be completed, the property has already undergone updating and presents an excellent opportunity for buyers looking for a spacious home with the scope to add their own finishing touches and further enhance its value.

Early viewing is recommended to appreciate the size, versatility and potential this property has to offer







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room
22'2" x 11'10" (6.77m x 3.63m)

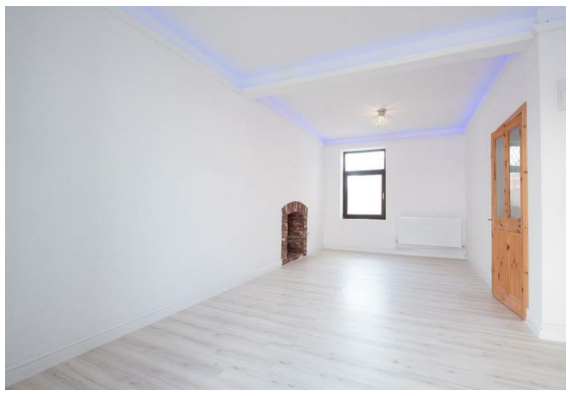
Sitting/Dining Room
13'9" x 9'11" (4.21m x 3.03m)

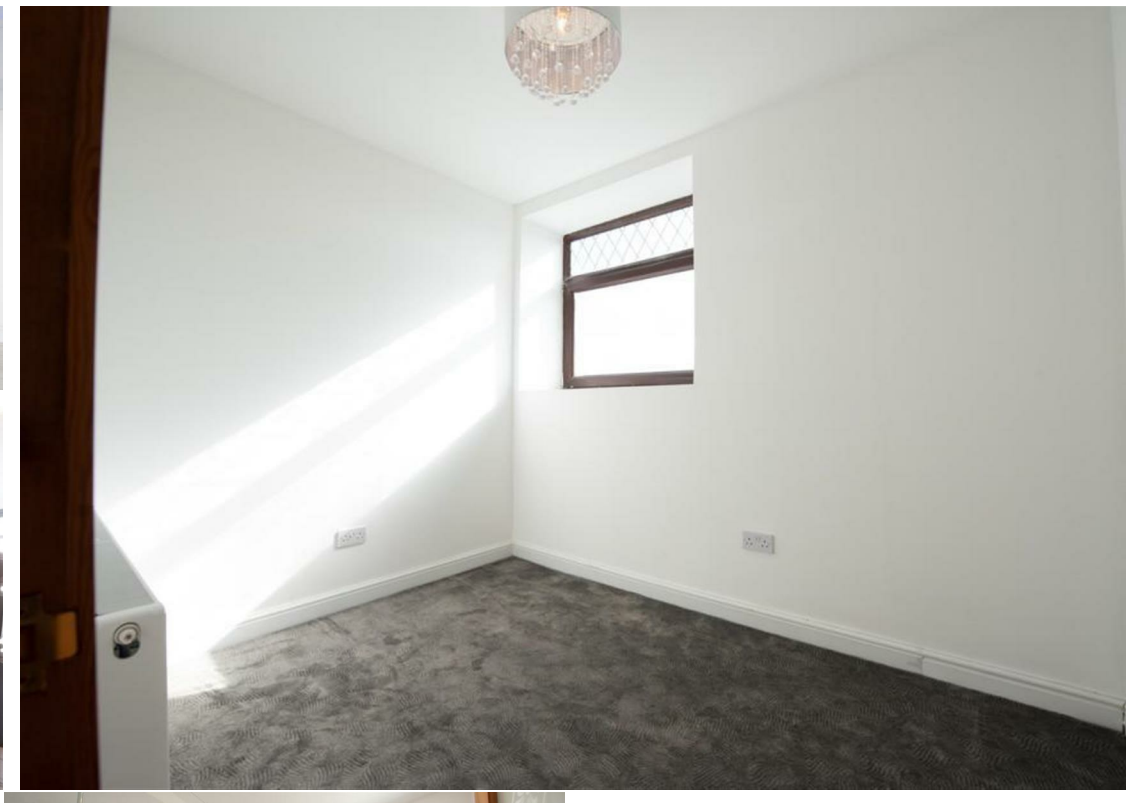
Cloak Room

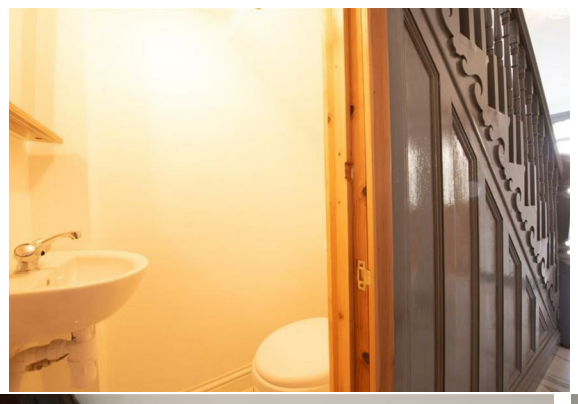
Kitchen/Breakfast Room
15'3" x 8'7" (4.65m x 2.63m)

First Floor

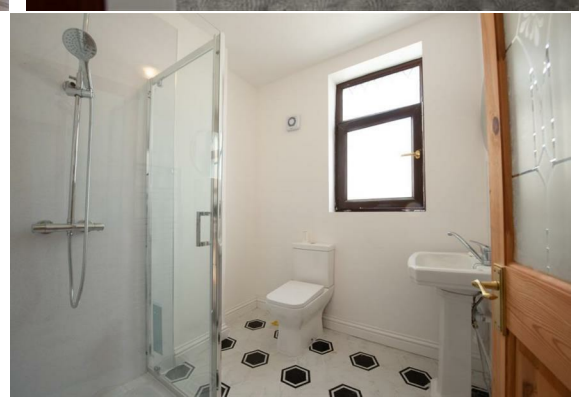
Bedroom One
16'2" x 10'6" (4.93m x 3.21m)













Bedroom Two
11'4" x 10'10" (3.46m x 3.32m)

Bedroom Three
9'10" x 7'7" (3.00m x 2.33m)

Family Bathroom
6'9" x 6'8" (2.06m x 2.04m)

External

Parking

Council Tax band = C

EPC = D

Tenure-Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





