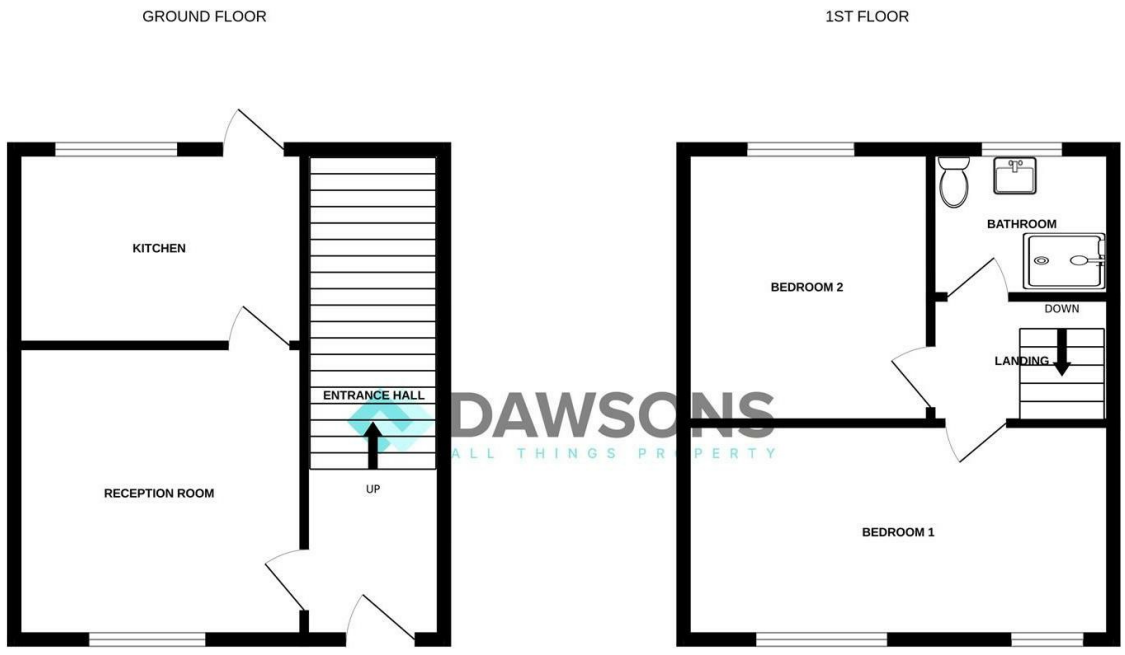
58, Cae Glas

Llanelli, SA14 8AR

Offers Around £90,000

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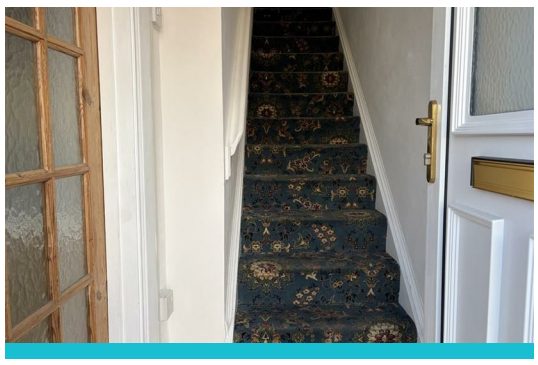


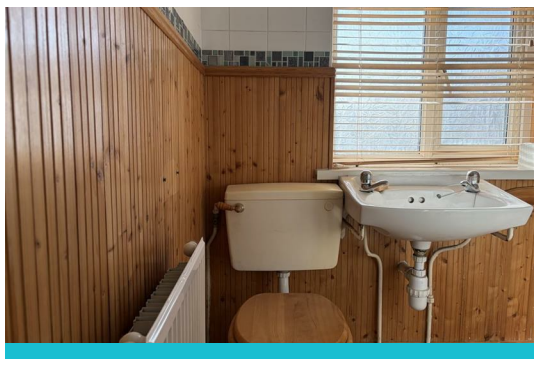
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Dawsons Llanelli, 11 Murray Street, Llanelli, SA15 1AQ
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dawsonsproperty.co.uk





SUMMARY

Ideally positioned for access to a wide range of local schools, everyday amenities and the hospital, this well-maintained 1930s property offers an excellent opportunity for both first-time buyers looking to take their first step onto the property ladder and landlords seeking a sound investment.

Originally built in the 1930s to provide homes for the local steel workers, the property retains a sense of its heritage while offering scope for the next owner to make it their own. The accommodation has been well looked after, providing a comfortable home as it stands, with the added potential to modernise the kitchen and bathroom and create a more contemporary finish over time.

Outside, the property benefits from a rear garden, providing useful outdoor space and parking – a particularly valuable feature.

With its convenient location, established residential setting and potential for future improvement, this is a property that offers both immediate practicality and longer-term opportunity. Whether you're a landlord looking for an investment or a first-time buyer wanting to get onto the property market, this 1930s home represents an exciting opportunity to add value and create a home tailored to your needs

ENTRANCE

HALLWAY

LIVING ROOM
11'5" x 12'5"

KITCHEN WITH BREAKFAST AREA
8'10" x 13'4"

FIRST FLOOR

LANDING

BEDROOM ONE
11'7" x 10'6" max

BEDROOM TWO
11'1" x 8'7" max

FAMILY BATHROOM

PARKING
Off road parking to front and on street

TENURE
FREEHOLD

EPC = D

COUNCIL TAX BANDING B

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

ADDITIONAL INFORMATION
Please note, this is an ex local authority property.

