

NEW  
INSTRUCTION



## 35 Derwent Street, Llanelli SA15 3ET

Offers in the region of £139,950

Traditional Mid Terrace Home  
Neutrally Decorated with Modern Kitchen &  
Bathroom  
Additional Utility Area  
Low Maintenance Gardens with Rear  
Garage  
EER: TBC

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**MD/DT/83491/260821**

## **DESCRIPTION**

Located in the popular Furnace area is this traditional mid terrace home. Offering a mix of contemporary and traditional features, the home benefits from a modern kitchen and bathroom, neutral decoration throughout and boasts high ceilings and a traditional layout. The ground floor benefits from two reception rooms and a kitchen, with an additional utility room for storage. The first floor offers two double bedrooms and a further single bedroom, with an attractive family bathroom with separate shower and clawfoot bath. The property is set back from the street with a gated and walled forecourt. The low maintenance rear garden is partly laid to patio and party to artificial lawn, with a path and steps leading to the detached rear garage and pedestrian gate access to the rear lane. Derwent Street is ideally located for access to the popular Millennium Coastal Path and is less than a mile from Llanelli Town centre. The street is in the catchment area for three reputable primary schools and Ysgol Y Strade Welsh medium secondary school. EER: TBC

## **HALLWAY**

14'01 x 3'06 (4.29m x 1.07m)  
Entered via a frosted double glazed door from the front, the hallway houses the carpeted stairs to the first floor and offers laminate flooring, a radiator and a textured ceiling. Doors lead to:

## **LOUNGE**

11'11 plus bay x 11'04 plus alcove (3.63m plus bay x  
With a double glazed box bay window to the front, this first reception room has laminate flooring, a radiator and a textured and coved ceiling.

## **DINING ROOM**

11'08 plus alcove x 10'07  
(3.56m plus alcove x 3.23m)

The double glazed window looks into the utility room and this second reception room has a feature gas fire on a hearth with a tiled surround and a wooden mantle over. There is alcove storage and shelving, an under stairs storage cupboard, laminate flooring and a textured and coved ceiling. A door leads to:

## **KITCHEN**

11'0 x 9'01 (3.35m x 2.77m)  
Fitted with wall and base units with worktops over incorporating the stainless steel sink and drainer unit, the kitchen has an integral cooker with a stainless steel splash back and extractor and space and plumbing for a washing machine and fridge/freezer. A double glazed window looks to the rear garden and the kitchen has tiled flooring, part tiled walls and a textured and coved ceiling. A door leads to:

## **UTILITY ROOM**

10'05 x 5'09 (3.18m x 1.75m)  
With a double glazed door opening to the rear garden and a glazed roof, this handy utility space has wood flooring.

## **LANDING**

12'07 x 5'11 (3.84m x 1.80m)  
The landing is carpeted and offers access to the loft. Doors lead to:

## **BATHROOM**

9'02 x 8'10 (2.79m x 2.69m)  
Fitted with a modern white suite comprising a claw bath, a shower in a glazed and tiled cubicle, a vanity wash hand basin and a WC, the bathroom offers 2 storage cupboards. There are 2 frosted double glazed windows to the rear and the bathroom has laminate flooring, a heated towel rail and tiled walls.

## **BEDROOM TWO**

9'07 x 9'02 (2.92m x 2.79m)  
With a double glazed window to the rear, this double bedroom has carpet, a radiator and a coved ceiling.

## **BEDROOM ONE**

14'01 x 9'09 (4.29m x 2.97m)

Offering a double glazed window to the front, the largest of the bedrooms has a built-in wardrobe, carpet, a radiator, a picture rail and a textured ceiling.

## **BEDROOM THREE**

10'11 x 5'11 (3.33m x 1.80m)  
Offering a double glazed window to the front, this single bedroom has carpet, a radiator and a coved ceiling.

## **EXTERNALLY**

To the front of the property is a walled and gated forecourt with a path and steps to the front door. The rear garden is low maintenance, laid to patio with an artificial lawn area. A path and steps take you down to the **DETACHED GARAGE** and there is a rear pedestrian gate.

## **SERVICES**

We are advised all mains services are connected.

## **VIEWING**

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our Llanelli branch-SA15 1AQ, turn right on to Station Road and merge in to the left lane. Pass the Town Hall on your left. At the main Gelli On traffic lights, turn left on to Hall Street/ West End. Proceed along and take the second right in to Stewart Street. Turn left on to Derwent Street and the property is on the left, as advertised by our For Sale board.