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THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk
VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

**21 RALPH TERRACE, LLANELLI,
CARMARTHENSHIRE SA15 2UB**



OFFERS IN THE REGION OF £67,500

- **MID TERRACE PROPERTY**
- **CONVENIENT LOCATION ON EDGE OF TOWN CENTRE**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **IN NEED OF UPGRADING**

21 RALPH TERRACE (cont'd)

A mid terrace property situated in a very convenient location (edged RED on attached plan), within walking distance of town centre. The property abuts the pavement at the front and has a rear enclosed garden laid to lawn with paving.

GROUND FLOOR

PORCH – Timber front entrance door. Terrazzo floor. Timber door leading to:-

ENTRANCE HALL – Quarry tiled floor. Staircase to first floor.

SITTING ROOM – 3.51m(11'6") x 2.97m(9'9"). Recessed alcoves. Electric fire. Timber window.

DINING ROOM – 3.84m(12'7") x 3.48m(11'5"). Recessed alcoves with cupboards. Gas fire set in tiled surround. Timber double doors leading to lean-to.

LEAN-TO.

KITCHEN – 3.91m(12'10") x 2.62m(8'7"). Stainless steel sink unit. Gas cooker point. Tiled floor. Partially tiled walls. Storage cupboard and pantry. Steel window.

INNER HALLWAY – Tiled floor. Steel window.

BATHROOM – Bath and wash hand basin. Tiled floor. Partially tiled walls. Airing cupboard. Steel window.

SEPARATE W.C. – W.C. Tiled floor. Steel window.

LANDING – UPVC double glazed window.

BEDROOM 1 – 3.58m (11'9") x 2.54m(8'4"). Timber window.

BEDROOM 2 – 2.90m(9'6") x 2.90m (9'6"). UPVC double glazed window.

BEDROOM 3 – 2.57m(8'5") x 2.03m(6'8"). Timber window.

OUTBUILDINGS – Brick built storage shed.

EXTERNALLY – Rear enclosed garden laid to lawn with paving.

TENURE – We are told that the property is Leasehold with 42 years remaining from 2008 with a ground rent of £1.70 (one pound and seventy pence) per annum.

VIEWING - Strictly by appointment with THORNES.

PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

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