
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**37 ISCOED, STRADEY, LLANELLI,
CARMARTHENSHIRE SA15 4DA**



OFFERS IN THE REGION OF £85,000

- **SEMI DETACHED**
- **SITUATED IN POPULAR LOCATION**
- **LOUNGE**
- **KITCHEN/DINER**
- **3 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS & DOORS**
- **GARAGE**

37 ISCOED, STRADEY, LLANELLI (cont'd)

A semi detached property situated in a popular and convenient location close to Stradey School and Graig Tertiary College and within easy access of town centre. The property has an enclosed front garden with side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed door and side screen. Staircase to first floor.

LOUNGE – 5.22 m x 3.86 (overall). UPVC double glazed windows to front and rear. Radiator. Fireplace with gas coal effect fire.

KITCHEN/DINER – 5.15m x 2.87m. 2 Radiators. 2 UPVC double glazed windows to front and rear. Fireplace with gas coal effect fire. Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Storage cupboard. UPVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING – UPVC double glazed window and radiator.

FRONT BEDROOM – 3.74m x 3.75m. Radiator. UPVC double glazed window. Storage cupboard.

FRONT BEDROOM – 3.97m x 3.43m. Radiator. UPVC double glazed window.

BACK BEDROOM – 2.27m x 3.07m. UPVC double glazed window. Airing cupboard.

BATHROOM – Shower cubicle, W.C. and wash hand basin. Radiator. UPVC double glazed window. Walls tiled.

OUTBUILDINGS – GARAGE, SHED, W.C. and 2 COALSHEDS.

EXTERIOR – Lawn rear garden with lane access.

TENURE – Freehold (to be confirmed).

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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