A large, light gray, stylized letter 'S' is centered on the page, serving as a background for the text.

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P R O P E R T Y

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t: 07595939335
info@silveroakproperty.com



58 Upper Robinson Street, Llanelli, Carmarthenshire, SA15 1SS
£109,000

Listing QR code:



End-Terraced House
Ideal Investor Opportunity
Convenient Location
Council Tax Band - B
Epc - D
Wired-In Smoke Detectors
Eicr Expires - 04/10/2025
Gas Safety Certificate Up-To-Date

This ideal family home is now for sale with us at Silver Oak Property in the sought-after location of Upper Robinson Street, Llanelli. Briefly consisting of the entrance hall, two living rooms, kitchen to the ground floor with two bedrooms and a bathroom to the first floor. Viewing is essential to fully appreciate what this property has to offer.

The property is currently rented out, offering an attractive opportunity for investors looking to expand their portfolio. The sitting tenant has occupied the property for over 6 months, demonstrating reliability by consistently paying rent on time and maintaining the property in a satisfactory manner.

Situated in a convenient location, this property offers easy access to local amenities, including shops, schools, and transport links. The council tax band is B, and the EPC is D aligning with the 2025 minimum rating proposals, which guarantees peace of mind in the future.

Arrange a viewing today to fully appreciate the true potential of this property.



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58 Upper Robinson Street Llanelli Carmarthenshire SA15 1SS	Energy rating D	Valid until: 13/06/2024 Certificate number:
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Property type:

End Terraced House

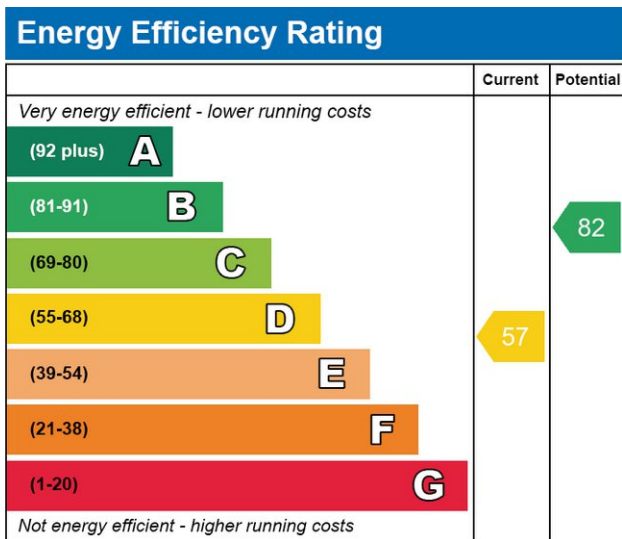
Energy rating and score

This property's current energy rating is D. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



IMPORTANT NOTICE: These particulars has been collaboratively prepared with the seller in all good faith to provide a fair and comprehensive overview of the property. If there are specific aspects crucial to you, kindly verify with us, especially if you're travelling a considerable distance for a property viewing. It is essential to note that the sale of the property excludes certain items, namely: fitted carpets, curtains, blinds, curtain rods, poles, light fittings, kitchen appliances, sheds, and greenhouses, etc, unless expressly specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances, and equipment mentioned in the sales details have not undergone testing, and as such, no warranty can be provided. Prospective buyers should ensure satisfaction on such matters before finalizing a purchase. Any provided areas, measurements, or distances are indicative and not precise. Property viewings are available by appointment only with Silver Oak Property at 07595939335.