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
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63 Robinson St, Llanelli, Carmarthenshire, SA15 1TT
£112,000

Listing QR code:



New Carpet Throughout
Three bedroom, Two Living Rooms
Wired-in Smoke Detectors
Ideal Location
Freehold
£750.00 PCM Rental Potential
Gross Rental Yield at 8.04%
Tax Band - B

Welcome to 63 Robinson Street – a charming three-bedroom terraced house nestled in the sought-after south after location presented by Silver Oak Property. This property presents an ideal investment opportunity for astute investors or a perfect starter home for first-time buyers.

As you step inside, you'll be greeted by the warmth of a well-maintained residence featuring two spacious living rooms, offering versatile spaces for relaxation and entertainment. The property has been recently enhanced with new carpet throughout, providing a fresh and inviting atmosphere.

The house boasts double-glazed uPVC windows throughout, ensuring energy efficiency and a quiet ambiance. This feature not only contributes to the overall comfort of the home but also adds to its appeal as a sound investment.

Investors will be delighted to learn that this property yields an impressive 8.04%, making it a lucrative addition to any property portfolio. The freehold status adds an extra layer of value, providing a sense of security and ownership.

The south after location of 63 Robinson St adds to its desirability, with convenient

access to local amenities, schools, and transportation links. Whether you're looking to secure a solid investment or find your first home, this property offers a winning combination of price, location, features, and potential.

Don't miss the opportunity to make this house your own. Schedule a viewing today and discover the charm and potential that 63 Robinson St has to offer.

Front Living Room

2.92 m x 3.55 m Approx.

- Newly carpeted for a fresh and cosy ambiance
- Double-glazed uPVC window to the front for ample natural light
- Radiator

Kitchen

3.68 m x 2.62 m Approx.

- Well-equipped with a range of kitchen units and matching worktop
- Integrated oven and hob for convenience
- Double-glazed uPVC window to the side
- Radiator

Bedroom 1

2.77 m x 3.47 m Approx.

- Newly carpeted for a stylish finish
- Double-glazed uPVC window to the front
- Radiator

Bedroom 3

2.77 m x 3.13 m Approx.

- Newly carpeted for a contemporary feel
- Double-glazed uPVC window to the back
- Radiator

Dining Room

2.77 m x 3.62 m Approx.

- Recently carpeted for a modern look
- Double-glazed uPVC window to the back
- Radiator

Bathroom

2.56 m x 2.72 m Approx.

- Features a three-piece white suite with chrome fittings with over the bath shower
- Double-glazed uPVC window to the back
- Radiator and an airing cupboard with a combi boiler

Bedroom 2

1.75 m x 2.53 m Approx.

- Newly carpeted for a modern touch
- Double-glazed uPVC window to the front



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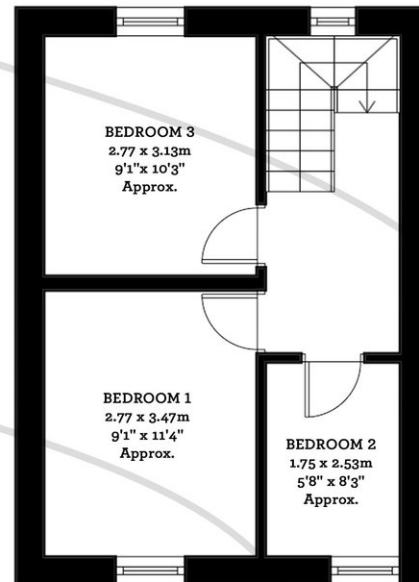
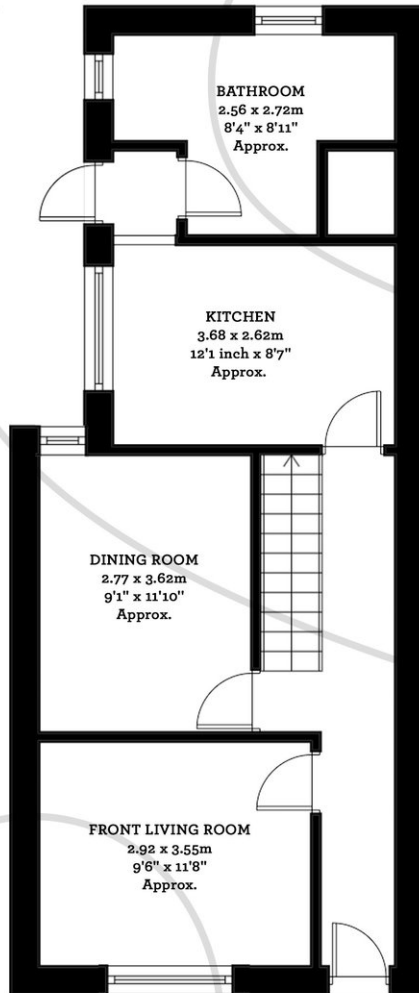


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This plan is for illustration purposes only and may not be representative of the property. Not to scale.

While every effort has been made to ensure the accuracy of the floor plan provided here, measurements of rooms and any other items are approximate, and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Not to scale.

63 Robinson St Llanelli Carmarthenshire SA15 1TT	Energy rating C	Valid until: 27/01/2024 Certificate number: 8634-8829-4300-0624-3202
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Property type:

Terraced House

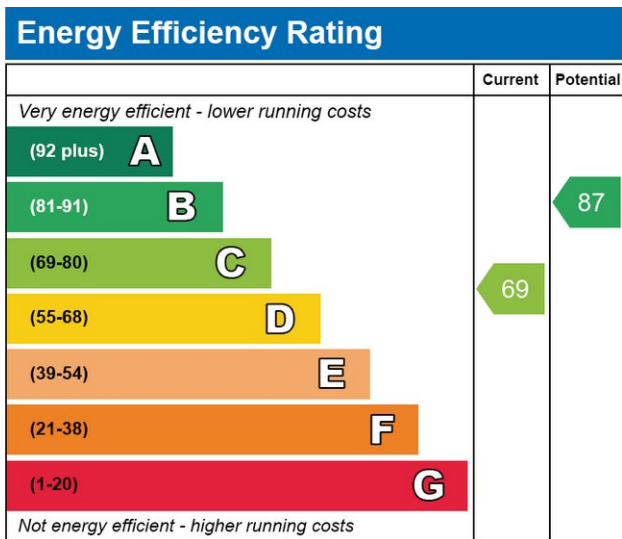
Energy rating and score

This property's current energy rating is C. 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 07595 939 335.