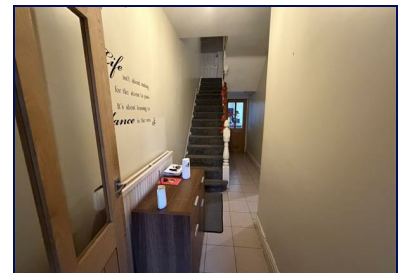
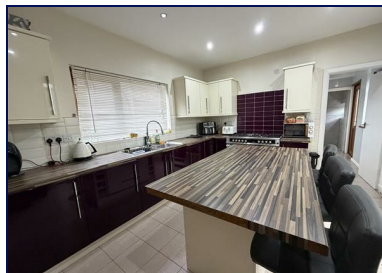


66 Gelli Road, Llanelli, SA14 9AA



Asking price £320,000



Situated on Gelli Road, Bryn, Llanelli, this well-presented three-bedroom detached property offers fantastic potential for those looking to create their ideal home.

In need of some modernisation, the property benefits from spacious accommodation, a generous garden, external double garage, studio and additional outbuildings.

Conveniently located close to local amenities, shops schools and the M4 Motorway, this is an excellent opportunity for families, and investors alike.

Viewing by appointment.

EPC: TBC Council Tax Band: E Square Metres: TBC

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RICS



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PROTECTED

Entrance/Hallway

24'7" x 4'1" (7.5 x 1.258)

Accessed via PVCu double glazed door, lightweight internal timber door with glass panelling, radiator, tiled flooring.



Lounge

21'8" x 12'6" (x10'10") (6.629 x 3.825 (x3.325))

Two PVcu double glazed windows to front & rear, laminate flooring, fireplace, two radiators, smooth ceiling.



Kitchen/Diner

13'10" x 11'0" (4.236 x 3.357)

Fitted base & wall units with complementary work surfaces, stainless steel sink & drainer, space for fridge-freezer & oven, tiled splashback, central breakfast island with fitted units, double glazed PVCu window to side, smooth ceiling with spotlights.



Lean to/Conservatory area

Tiled flooring, polycarbonate roof

Utility Area

Split utility area, Boiler, Space for: Tumble Dryer, Washing Machine, radiator, Double glazed to window rear, PVCu double glazed door to side.

Cloaks/WC

Vanity Unit with Fitted Wash Hand Basin and WC, towel heater, tiled walls & smooth ceiling.



Landing

Access to bedrooms.



Bedroom 1

9'10" x 17'0" (3.022 x 5.19)

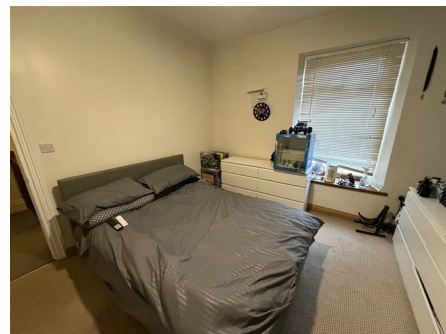
Two PVCu double glazed windows to front, radiator, smooth ceiling.



Bedroom 2

11'6" x 10'9" (3.522 x 3.299)

PVCu double glazed window to rear, radiator, smooth ceiling.



Bedroom 3

8'10" x 10'10" (2.7 x 3.322)

PVCu double glazed window to rear, radiator, smooth ceiling.



Bathroom

Tiled Walls & Flooring, fitted vanity unit wash hand basin & low-level WC. towel heater, PVCu double glazed window to side with obscure glass.



Externally

Front courtyard laid to patio, rear garden laid to lawn and patio. Double Garage, Studio with a shower room that requires upgrading and various outbuildings. Double width driveway to side with space for multiple vehicle parking.



Services

Advised all mains, wide angled lens used on occasion.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.