80 Clos Y Gelli, Llanelli, SA14 9BB



Asking price £159,995







A well-presented two-bedroom end-of-terrace house, ideally situated in the popular cul-de-sac of Clos y Gelli, Pemberton.
Perfectly positioned for commuters, with Trostre and Pemberton Retail Parks close by, this lovely home offers an entrance porch, front-facing lounge and rear kitchen/diner. Upstairs are two double bedrooms, including an en-suite, along with a family bathroom.
Externally, there is a rear garden laid to lawn and a front lane access.
** No Onward Chain** Viewing by Appointment
EPC: D Square Metres: 60 Council Tax Band: B

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RICS
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Entrance/Porch
3'11" x 5'10" (1.2 x 1.8)
Access via single glazed timber door, single glazed window to front.

Lounge
14'9" x 12'9" (4.5 x 3.9)
Timber double glazed box window to front, PVCu double glazed window to side, radiator, laminate flooring, coved textured ceiling.



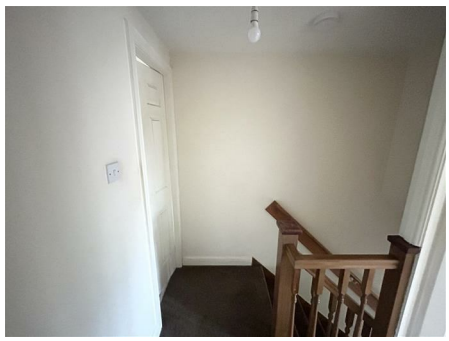


Kitchen
9'9" x 12'6" (2.99 x 3.82)
Fitted base & wall units with complementary work surface, stainless steel sink & drainer, integrated oven with four-ring gas hob and extractor hood. Space for: washing machine, fridge-freezer, dishwasher. Cushioned flooring, part tiled walls, radiator, PVCu double glazed window to rear , PVCu double glazed door with obscure glass, coved textured ceiling.





Landing
Airing cupboard containing wall mounted Logik Combi Boiler, loft access, coved textured ceiling.



Bedroom 1

10'5" x 9'3" (x12'7") (3.2 x 2.83 (x3.84))

Timber double glazed window to front, radiator, storage cupboard, laminate flooring, coved textured ceiling.





En-suite

WC, wall mounted wash hand basin, shower cubicle, lino flooring, radiator, timber double glazed window to side with obscure glass.



Bedroom 2

8'3" x 7'6" (2.52 x 2.29)

Timber double glazed window to rear, radiator, coved textured ceiling.





Bathroom
8'2" x 4'11" (2.51 x 1.5)
WC, pedestal wash hand basin, panelled bath, extractor fan, lino flooring, coved textured ceiling, radiator, timber double glazed window to rear.



Externally
Front garden laid to lawn & gravel with concrete path leading to front door, gated access to side, rear enclosed garden laid to lawn.

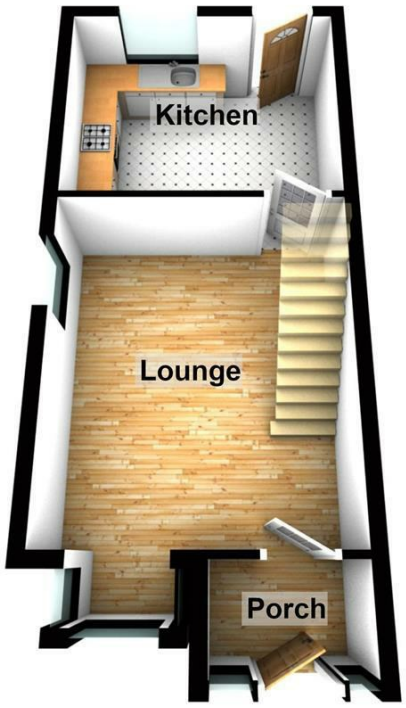






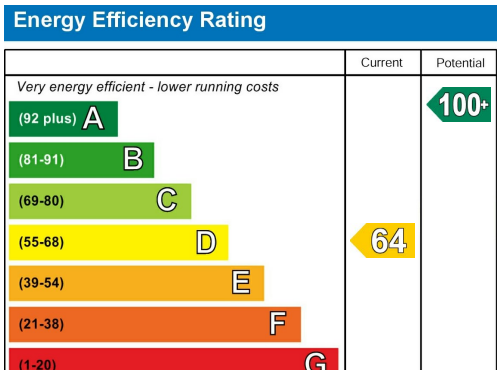
Services
Advised all mains, wide angled lens used on occasion.

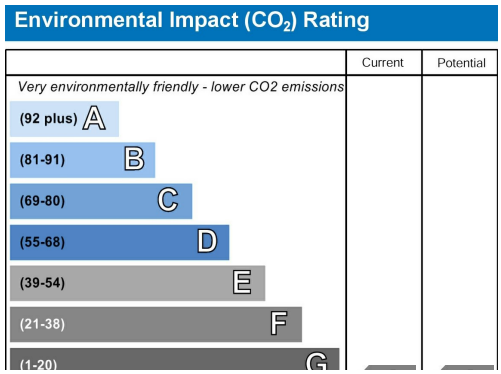
Ground Floor



First Floor







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

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