18 The Mariners, Llanelli, SA15 2PH



Asking price £145,000







Opportunity to buy a two bedroom mid terrace house with no onward buying chain in the rather popular The Mariners, a coastal development in Llanelli, Carmarthenshire.
The house is in a cul-de-sac location with parking to the front, lawned garden leads to front door, living space offers porch, living room to front, kitchen dining room to rear. The first floor offers two bedrooms and a bathroom.
Local beach walks, walk to town, and access to the coastal A484 road. Area is always a sought after spot, made up of 4, 3 and 2 bedroom homes. The property is an ex rental.
EPC; C Square Metres: 54 Council Tax Band: B

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Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk
www.mallard-properties.co.uk
Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk

RICS
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Entrance Porch
4'3" x 3'8" (1.30 x 1.12)

Living
13'8" x 11'11" (4.19 x 3.64)
Stairs to first floor, window to front.





Kitchen Dining
12'1" x 9'5" (3.69 x 2.89)
Door and window to rear, wall mounted boiler, base and wall units, spaces for appliances.





FIRST FLOOR Landing
Loft access.



Bedroom 1
12'0" x 9'9" (3.67 x 2.99)
Window to front, mirrored wardrobes.





Bedroom 2
12'2" x 6'5" (3.72 x 1.98)
Window to rear.



Bathroom
6'6" x 5'6" (2.00 x 1.70)
Bath shower over, basin, wc.

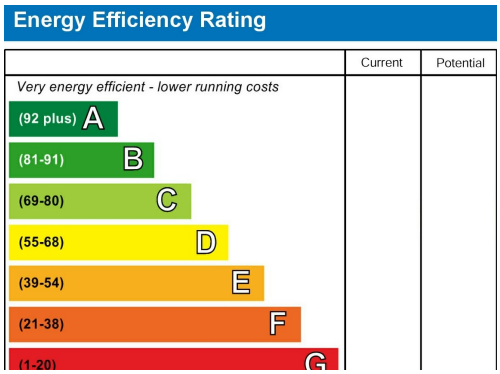


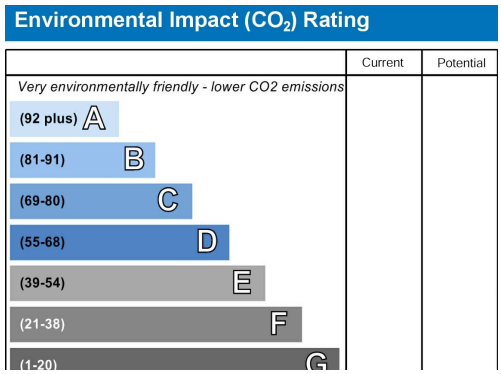
Externally
Front lawned garden, rear enclosed garden laid to patio and gravel.





Services
Advised mains. Wide angled lens has been used on occasion.





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.