15 Brynamlwg, Llanelli, SA15 3HQ



Offers in the region of £155,000







Mallard Estate agents are delighted to offer For sale this refurbished two-bedroom semi-detached property, set on a generous corner plot in Llanelli. Recently refurbished by the current owner to include new electrics and heating, as well as a new kitchen and bathroom, giving its next owner a fresh, updated place to settle in.

Step inside, this house gives a cosy cottage feel, although each room provides good comfortable living space ready to move in to. Outside, the garden is a real highlight, with plenty of space to enjoy the outdoors, entertain or create a garden to suit your needs. Its corner-plot position adds to the sense of space around the property.

The location is convenient for everyday life, with primary and secondary schools nearby. Trostre and Pemberton Retail Park are also close at hand, offering a range of shopping and everyday amenities.

EPC rating -E, Square Metres -111, Council tax -B

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RICS
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Accommodation Provides:

Front Porch:
6'1" x 3'6" (1.87m x 1.08m)
uPVC door to side, radiator, uPVC window to front, tiled floor, glazed door into Lounge.

Lounge:
18'5" max x 11'5" (12'11" into bay) (5.62m max x 3.5m (3.96m into bay))
Bay window to front, radiator, laminate floor, coved and smooth ceiling, fireplace with tiled hearth, staircase to first floor.







Kitchen/Diner:
9'0" (11'11" into bay) x 18'3" (2.76m (3.64m into bay) x 5.58m)
Fitted with base units and larder unit with complimentary worksurface over, ceramic sink and drainer, Rangemaster extractor hood, integrated washing machine, dishwasher and fridge freezer, laminate floor, vertical radiator, Worcester wall mounted gas fired central heating boiler, two windows to rear, timber glazed door to side, smooth and coved ceiling.







Side Porch:
10'11" x 4'11"(6'11" into bay) (3.33m x 1.51m(2.11 into bay))
Tiled floor, radiator, uPVC door to front and rear, double glazed window to side.



FIRST FLOOR:

Landing:
3'6" x 8'11" (1.09m x 2.72m)
Window to front, part smooth and coved ceiling, part textured and coved ceiling, stairs to attic room.





Bedroom 1:
10'8" x 10'0" (3.26m x 3.07m)
Window to front, radiator, coved and textured ceiling, laminate floor, shelving to alcoves.



Bedroom 2:
9'0" x 10'0"(12'10" into bay) (2.76m x 3.07m(3.93m into bay))
Window to rear, radiator, coved and textured ceiling, exposed timber flooring.



Bathroom:
8'5" x 6'2" (2.57m x 1.88m)
With w.c., feature marble wash hand basin with timber cupboard, panelled bath with shower over, vinyl flooring, heated towel rail, smooth ceiling, window to rear.





Attic Room:
10'7" x 12'7" (3.23m x 3.86m)
Velux to front and rear,.



Externally:
Front forecourt, paved patio area, garden laid to lawn, gated side access to L shaped garden to side and rear laid to lawn and patio area. Breeze block storage shed with timber door and window,



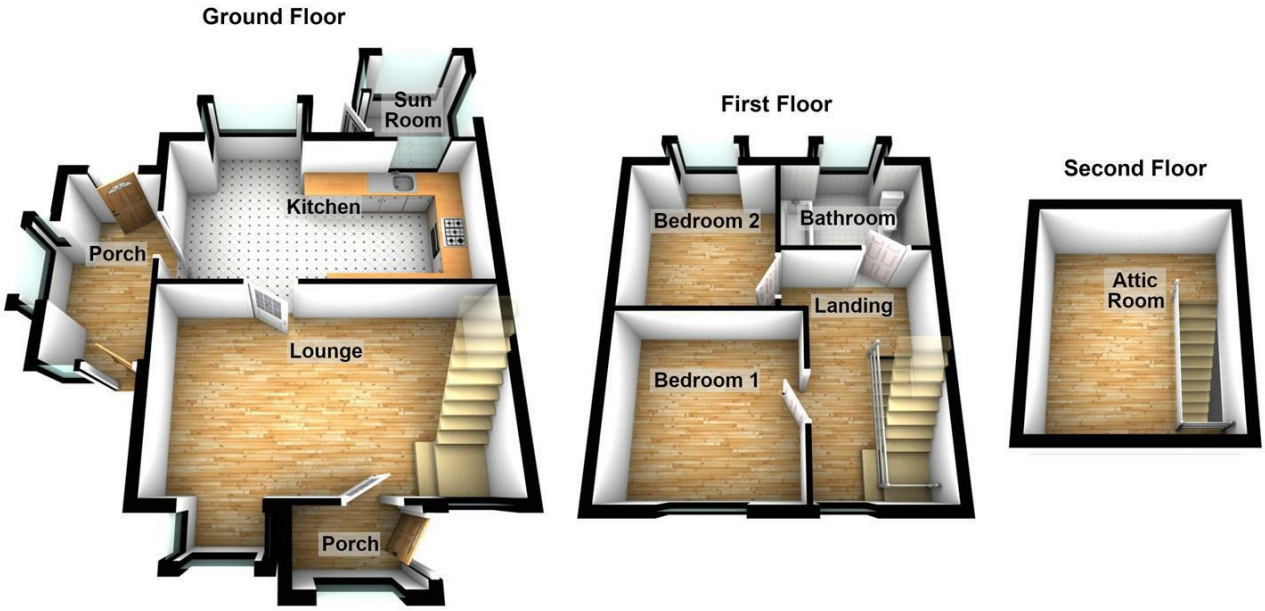


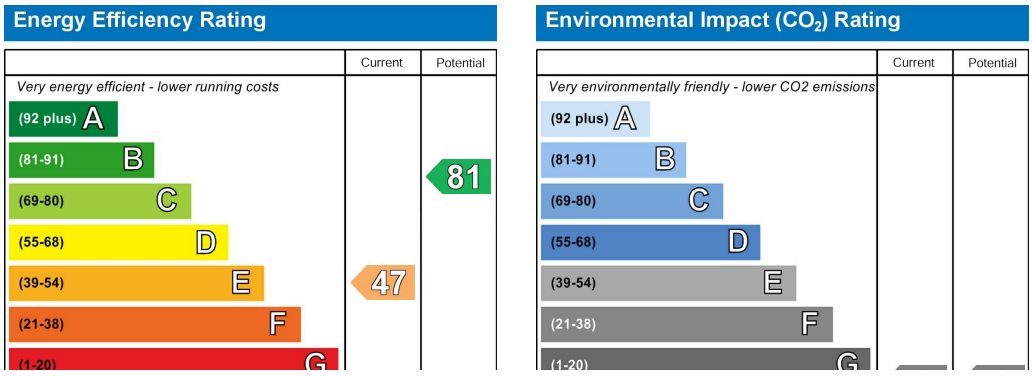




Sun Room:
6'0" x 6'3" (1.85m x 1.93m)
uPVC door to side, uPVC windows.

Services:
Mains gas, water, electricity and drainage.





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.