16a Marble Hall Road, Llanelli, SA15 1NN



Offers in the region of £119,950







A Mid-terraced house located within walking distance to the Town Centre, convenient for all local amenities and within close proximity to local Schools and Trostre Retail Park. Whether you are a first time buyer or looking to invest, this ticks the boxes with the benefit of Gas central heating and valuable feature of off road parking to the rear.

The accommodation briefly comprises of Hallway, Lounge/Diner, Kitchen, Downstairs Bathroom, Three Bedrooms and Cloakroom. Externally there is a handy walled forecourt to the front and good sized garden to the rear.

No onward chain for peace of mind.

EPC Rating- E, Square Metres- 79, Council Tax- 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 Hallway
Via uPVC double glazed entrance door, laminate flooring, stairs to first floor and door into;

Lounge/Diner
20'6" x 10'0" (10'2" max) (6.25 x 3.07 (3.12 max))
uPVC double glazed windows to front & rear, Fireplace with tiled hearth & surround, understairs storage cupboard, laminate flooring, smooth & coved ceiling.







Kitchen
12'3" x 8'8" (3.74 x 2.66)
Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit, built in electric oven, grill and 4 ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, uPVC double glazed window to side, smooth & coved ceiling.





Rear Hallway
uPVC double glazed door to side with obscure glass, tiled flooring, smooth & coved ceiling.

Bathroom
Fitted with a four piece suite comprising of low level W.C., panelled bath with shower over, pedestal wash hand basin and shower cubicle, fully tiled walls, tiled flooring, smooth & coved ceiling, radiator, uPVC double glazed window to rear with obscure glass.





FIRST FLOOR

Landing
Split level landing, radiator, access to attic space, textured & coved ceiling.

Bedroom 1
13'8" x 8'7" (4.19 x 2.62)
uPVC double glazed window to front, radiator, textured & coved ceiling.



Bedroom 2
8'2" x 11'9" (2.51 x 3.59)
uPVC double glazed window to rear, radiator, textured & coved ceiling, dado rail, laminate flooring.



Bedroom 3

8'11" x 8'11" (2.73 x 2.72)

uPVC double glazed window to rear, radiator, smooth & coved ceiling, laminate flooring, wall mounted 'Worcester' central heating boiler.



Cloakroom

Wall mounted wash hand basin, cushioned flooring, uPVC double glazed window to side with obscure glass, smooth & coved ceiling.

External

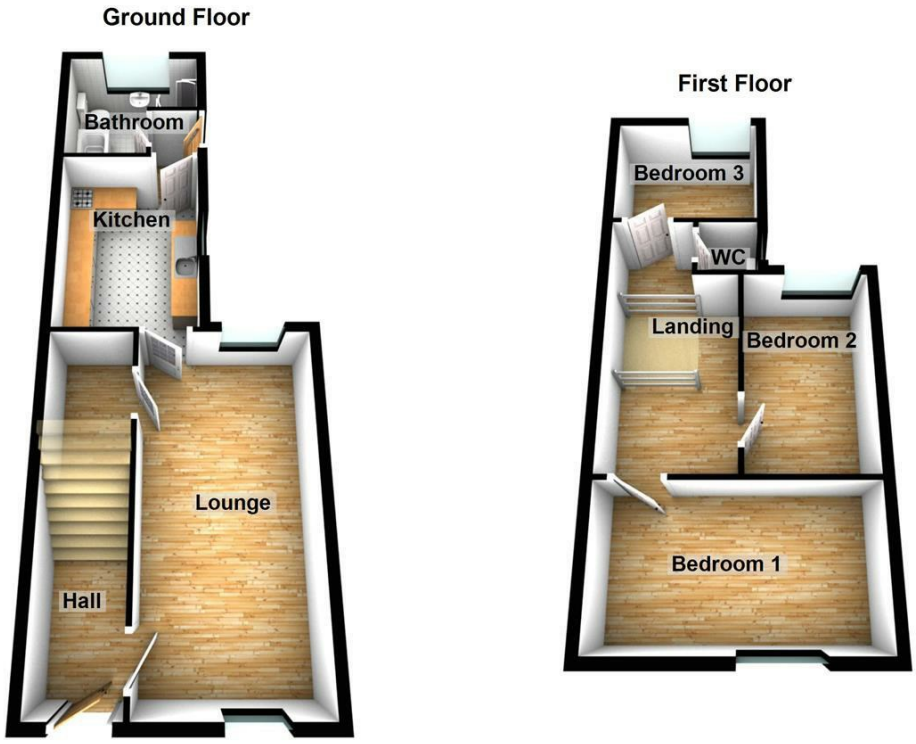
Front walled forecourt, rear garden laid to lawn, patio area, decking, timber storage shed, parking area laid with chippings, electric garage door leads to rear.

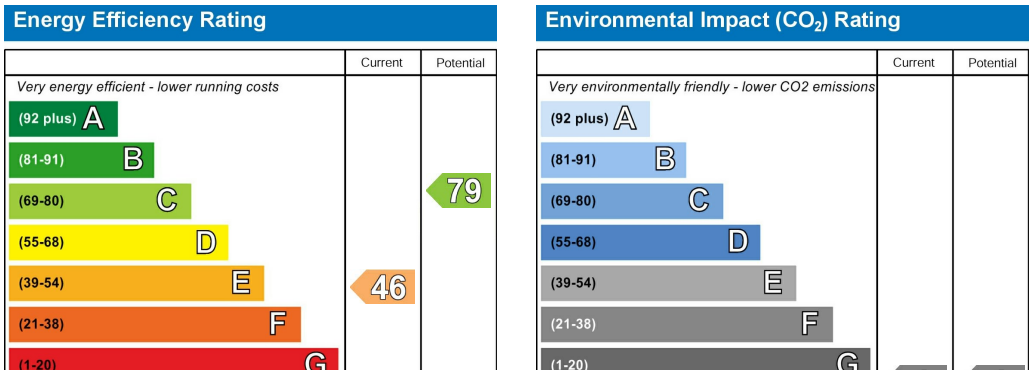




Services

Mains gas, electric, water & 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.