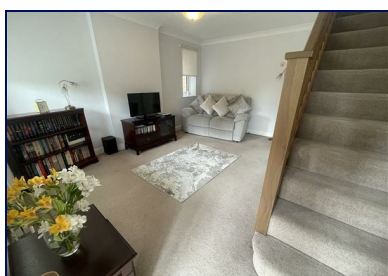


57 Clos Y Gelli, Llanelli, SA14 9BA



Offers in the region of £159,995



Delightful and superbly presented two double bedroom semi-detached link house in the pretty cul-de-sac of Clos y Gelli in Pemberton, an area that always proves popular with buyers. It is perfect for commuting, you have a nice driveway to the side of the house and the carport. The rear garden is flat and laid to lawn.

Living space offers new porch, living room to front, kitchen dining room to rear, and the first floor offers the two double bedrooms, and en-suite and a bathroom, again immaculately presented.

EPC: D Square Metres: 54 Council Tax Band: C

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RICS



naea | propertymark

PROTECTED

Entrance Porch

3'7" x 5'6" (1.1 x 1.7)

Double doors to front, glazed to three sides.



Living Room

13'5" x 12'5" (4.1 x 3.8)

Window to front, stairs to first floor, carpet, open understair, window to side, radiator.



Kitchen Dining Room

8'10" x 12'5" (2.7 x 3.8)

Radiator, window to rear, door to rear, dining area, kitchen comprises of base and wall units, spaces for washing machine, fridge-freezer, built in oven, four ring gas hob, pull out extractor, wall mounted boiler, vinyl flooring, part tiled walls, space for tumble dryer.

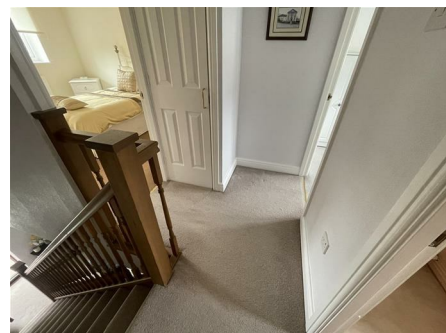


FIRST FLOOR

Landing

6'10" x 7'10" (2.1 x 2.4)

Loft access, carpet.



Bedroom 1

10'2" x 12'5" (3.1 x 3.8)

Window facing front, carpet, radiator, storage cupboard.



En-Suite

4'9" x 4'5" (1.47 x 1.35)

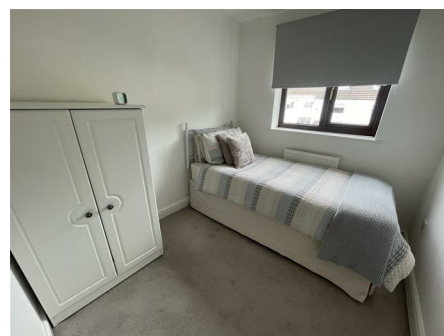
Window to side, shower cubicle, basin, wc, radiator, part tiled walls, vinyl flooring.



Bedroom 2

8'2" x 7'4" (2.49 x 2.25)

Window facing rear, radiator, carpet.



Bathroom

8'3" x 4'11" (2.54 x 1.51)

Bath, wc, basin, part tiled walls, vinyl flooring, radiator. window to rear.

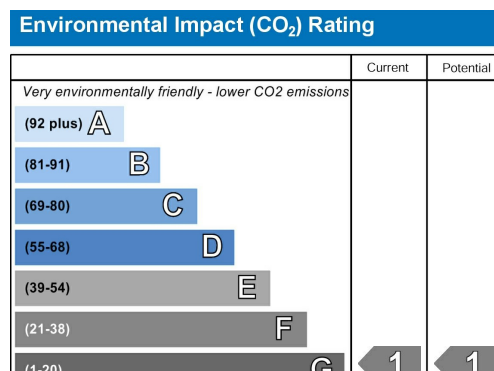
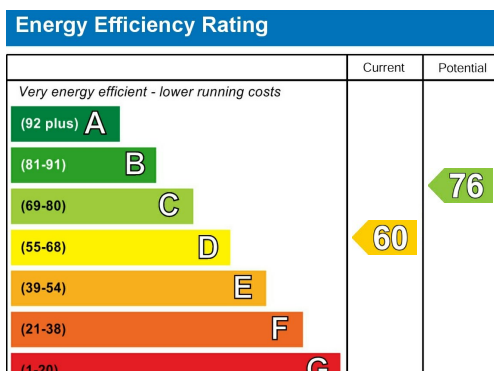


Externally



Services

Advised all 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.