

24 Raby Street, Llanelli, Carmarthenshire, SA15 3EY



Offers in the region of £139,995



Raby Street is a popular street of terraced homes. Number 24 is a three bedroom benefiting from bathroom, en-suite and downstairs wc.

There is no onward buying chain. There is a park at the end of the road, local schools, primary & secondary, and flat walking distance to town. The living space offers open living dining room, good size kitchen, and conservatory along with the downstairs wc. The first floor has the three bedrooms, en-suite & bathroom, there is a drop down ladder to access the attic which has been made into a good space to utilise, velux, heating & electrics. Small easy to manage courtyard to rear, rear lane access.

EPC: E Square Metres: 97 Council Tax Band: B

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RICS



naei | propertymark

PROTECTED

Porch

Tiled floor



Hallway

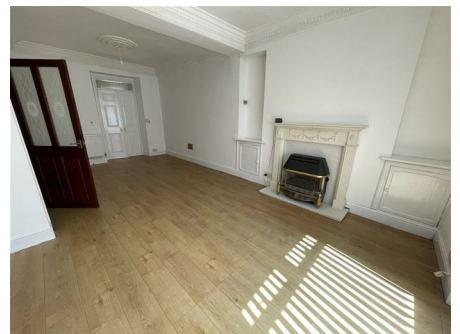
Stairs to first, cupboard under stair, radiator, laminate flooring.



Living Dining Room

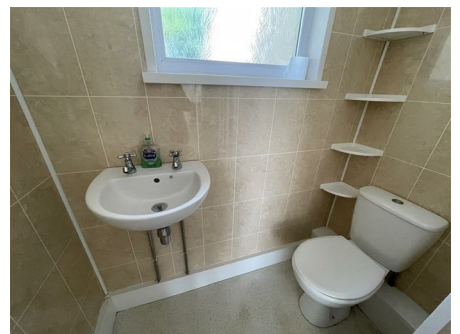
21'4" x 11'7"(10'0") (6.52 x 3.54(3.05))

Window to front, glazed panel into hallway, fireplace with back boiler, alcoves housing meters, laminate flooring, two radiators, double doors to downstairs wc.



Downstairs Wc

Wall mounted wash hand basin, wc, window to rear, tiled walls.



Kitchen

12'5" x 10'5" (3.79 x 3.20)

Window to side, base and wall units, sink, new freestanding cooker, spaces for washing machine & dishwasher, open understair space for fridge freezer, part tiled walls, tiled floor, door to conservatory, tall radiator.



Conservatory

11'7" x 9'4" (3.55 x 2.85)

Glazed to two sides, opaque roof, laminate flooring, electric radiator, french doors to side.



FIRST FLOOR

Landing

Turn stairs, storage cupboard, drop down ladder, loft access hatch to attic area.



Bedroom 1

11'6" x 10'1" (3.53 x 3.08)

Window to rear, laminate flooring, radiator, door to en-suite.



En-Suite

6'0" x 5'6" (1.84 x 1.69)

Shower cubicle, wash hand basin, wc, window to side, part tiled walls, floorboards, radiator.



Bedroom 2

9'6" x 8'10" (2.92 x 2.71)

Window facing front, radiator, laminate.



Bedroom 3

7'0" x 10'4" (2.14 x 3.17)

Window facing front, carpet



Bathroom

10'2" x 7'6" (3.11 x 2.29)

Corner bath, wash hand basin, wc, laminate flooring. part tiled walls. floorboards.



Attic Space

Sloping ceiling, exposed beams, lights, carpet, radiator.



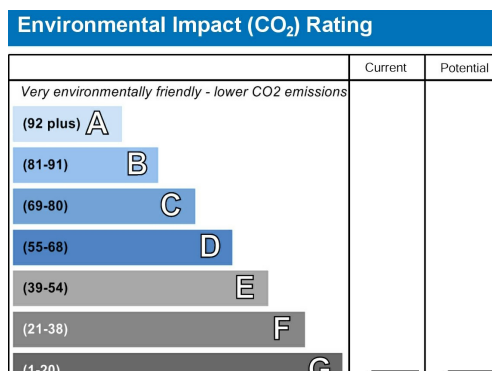
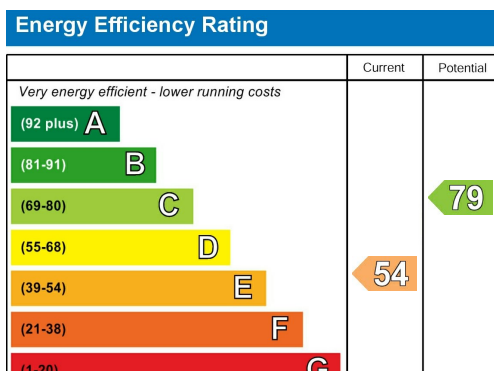
Externally

Courtyard to rear, rear lane access, walled fully enclosed.



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

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