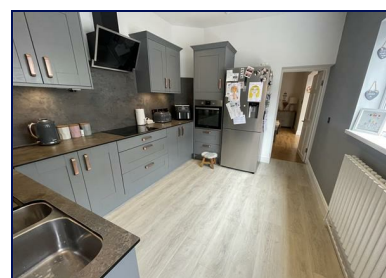
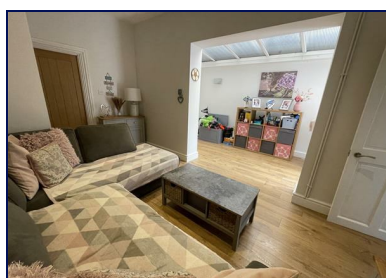


64 James Street, Llanelli, Carmarthenshire, SA15 1EA



Asking price £155,000



A superb mid terraced modernised and extended on three double bedroom house. The photos show the extent of works undertaken and the clever use of living space on offer. Two bathrooms is a huge bonus, shower room to ground floor and bathroom to first floor, extended second sitting room opens the property out. Good size modern kitchen. The garden has a large garage entertainment space, it even has its own heating connected to the house. The roller shutter door accesses the rear lane. This one will be snapped up.
EPC: Pending Square Metres: Pending Council Tax Band: B

Mallard
chartered surveyors · estate agents · lettings

Proudly supporting
maggie's



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



naei | propertymark

PROTECTED

Hall

Stairs to first floor, radiator.



Front Living Dining Room

21'9" x 11'2"(10'0") (6.63 x 3.41(3.05))

Built in media wall, two radiators, alcoves with built in spots, meter cupboard.



Middle Sitting Room & Side Area

19'3" (15'1") x 16'0" (5.88 (4.60) x 4.88)

Understair cupboard housing tumble dryer, radiator, open to extended size space, doors to rear garden.



Kitchen

12'7" x 9'7" (3.84 x 2.93)

Base and wall units, worktop, sink, high level oven, hob, extractor fan, built in dishwasher, space for tall fridge freezer, radiator, window facing side.



Rear Lobby Utility

Door to garden, worktop, space for washing machine, wall mounted boiler.



Downstairs Shower Room

7'1" x 5'4" (2.18 x 1.64)

Window to rear, wash hand basin, wc, walkin shower, part respatex to walls, radiator.



FIRST FLOOR

Landing

Turn stairs, loft access.



Bedroom 1

16'3" x 9'7" (4.97 x 2.94)

Twin windows to front, radiator.



Bedroom 2

11'9" x 10'1" (3.59 x 3.09)

Window facing rear, radiator.



Bedroom 3

9'7" x 7'9" (2.94 x 2.37)

Window to side, radiator.



Bathroom

7'3" x 5'6" (2.22 x 1.69)

Window to side, bath, vanity housed wash hand basin, wc, radiator.



Externally

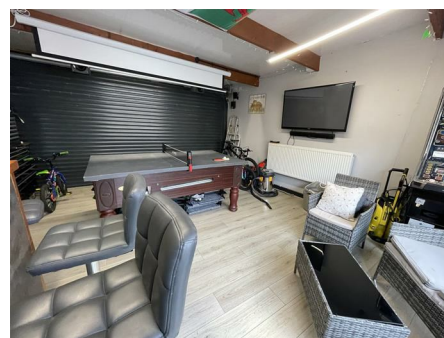
Patio, decked area, walled and fenced in garden, doors lead to garage/entertainment area.



Garage Entertainment Space

16'8" x 15'0" (5.09 x 4.59)

Roller shutter door to rear lane, bar, electrics, radiator connected to main heating.



Sevices

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

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

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.