



## 12 & 12A Gilbert Road, Llanelli, SA15 3PU £174,995

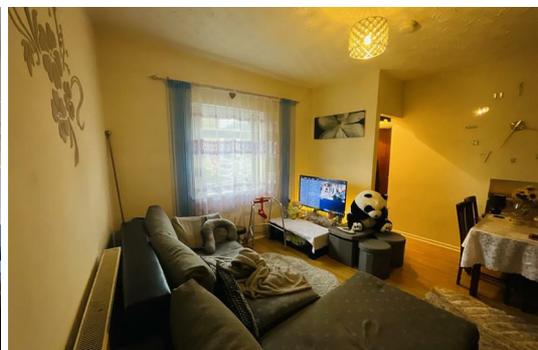
Welcome to Gilbert Road, Llanelli. An Ideal Opportunity to Purchase a Ground Floor Flat and First Floor Maisonette either With or Without Tenants at Property, making this an attractive Financial Investment.

The Ground Floor Flat consists of Lounge, Kitchen, Bathroom and Bedroom

The First Floor Maisonette consists of Kitchen, Bathroom, Lounge, Bedroom.  
A staircase leads to an Attic Room/Bedroom Two.

Externally to the Rear. Two Small Parking Spaces

We are advised the Title is Freehold for Ground Floor and Freehold with a Flying Freehold for Second Floor Maisonette. Energy Rating for Ground Floor Flat: We are advised C. fo and D for Second Floor Maisonette, Council Tax Band for Both Properties is A



### Ground Floor Flat

Entrance Via uPVC double glazed door into

### Open Hallway 2'6 x 5'05 approx (0.61m x 1.65m approx)

Textured ceiling, door into:

### Bedroom One 10'5 x 14'15 approx (3.18m x 4.27m approx)

Textured ceiling, uPVC double glazed window to side, uPVC double glazed window to front, radiator

### Lounge 15'3 x 14'2 approx (4.65m x 4.32m approx)

Textured ceiling, smoke detector, uPVC double glazed window to side, radiator, laminate floor, opening into:

### Rear Hallway 3'58 x 4'7 approx (0.91m x 1.40m approx)

Smooth ceiling, laminate floor, door into:

### Bathroom 8'16 x 7'3 approx (2.44m x 2.21m approx)

Textured ceiling, uPVC double glazed window to side, pedestal wash hand basin, bath, low level toilet, airing cupboard housing boiler, laminate floor, radiator

### Kitchen 13'5 x 12'13 approx (4.09m x 3.66m approx)

Plain ceiling, uPVC double glazed window to side, Kitchen comprising wall and base units with complimentary work surface over, 4 gas ring stove with oven, extractor hood above, space for fridge freezer, space for tumble dryer, uPVC double glazed door to rear, sink unit with mixer taps, space for washing machine.

### Second Floor Maisonette

#### Entrance

Via Staircase to rear, Entrance via uPVC double glazed door into:

### Kitchen 12'2 x 13'7 approx (3.71m x 4.14m approx)

Textured ceiling, smoke detector, Kitchen comprising wall and base units with complimentary work surface over, oven, gas hob, extractor hood above, sink unit, space for fridge freezer, space for washing machine, laminate floor, uPVC double glazed window to side.

### Bathroom 6'39 x 9'59 approx (1.83m x 2.74m approx)

Textured ceiling, uPVC double glazed window to side, low level toilet, bath, pedestal wash hand basin, laminate floor

### Hallway 3'8 x 4'9 approx (1.12m x 1.45m approx)

Textured ceiling

### Lounge 12'45 x 11'87 approx (3.66m x 3.35m approx)

Textured ceiling, uPVC double glazed window to side, laminate floor, radiator, access to second floor

### Rear Hallway 4'75 x 5'02 approx (1.22m x 1.57m approx)

Textured ceiling, laminate floor, door into:

### Bedroom One 12'13 x 10'52 approx (3.66m x 3.05m approx)

Textured ceiling, uPVC double glazed window to side, uPVC double glazed window to front, laminate floor, radiator

### Second Floor 21'24 x 11'35 approx (6.40m x 3.35m approx)

Textured ceiling, uPVC double glazed window to side, beams, laminate floor, radiator

### Property Disclaimer

PLEASE NOTE: All sizes 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 check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens 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

### Tenure

We are advised the Tenure is Freehold to Ground Floor and Freehold to Second Floor with a Flying Freehold to Cover Third Floor.

### Energy Performance Certificate

We are advised that the Energy Performance Certificate is C to Ground Floor and D for Second Floor Maisonette

### Council Tax Band

We are advised that the Council Tax Band is TBC



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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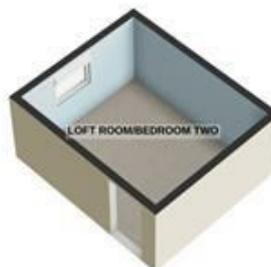
GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR  
149 sq.ft. (13.9 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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