

63 Alban Road, Llanelli, Carmarthenshire, SA15 1EP



Asking price £215,000



Substantial four double bedroom, three bathroom, end of terrace townhouse in the ever sought after Alban Road area of Llanelli, a neighbourhood of pretty tree lined roads, very handy for town, local schools and work commutes. The property is the former show home and a house style that does not come up for sale very often, the open plan kitchen dining family room is a lovely surprise, along with a practical utility room. Space for two cars on the driveway to rear for ease of parking, welcoming landscaped gardens to front and rear, the walled rear garden offers secluded enjoyment. new carpets to stairs and the four bedrooms. The house is very well presented internally and externally and on viewing you can appreciate all it has to offer. There is no onward buying chain.

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Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

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PROTECTED

Entrance Hall

Understair cupboard, stairs to mid floor, carpet.



Downstairs W.C.

Window facing rear, W.C., wash hand basin, radiator, wall mounted consumer unit, radiator, carpet.



Utility Room

5'5 x 4'5 (1.65m x 1.35m)

Wall mounted boiler, worktop housing sink, space for washing machine window facing side, vinyl flooring.

Kitchen Dining Snug

19'8 x 11'3(14'6) (5.99m x 3.43m(4.42m))

Box bay window to front, additional window to front, range of kitchen base and wall units, worktop housing sink, space for tall fridge freezer, built in dishwasher, built in oven, hob, extractor hood, part tiled walls, spot lights to ceiling, radiator, tiled floor.



Living Room

15'5 x 11'5 (4.70m x 3.48m)

French doors to garden, electric wall mounted fire, radiator, carpet.



Mid Floor Landing

Bedroom 1

11'3(6'0) x 11'0(14'6) (3.43m(1.83m) x 3.35m(4.42m))

Window to front, radiator, door to en-suite, fitted wardrobes, carpet.



En-Suite

Three piece suite, shower, wash hand basin, W.C., part tiled walls, carpet.



Bedroom 4

15'6 x 10'3(8'4) (4.72m x 3.12m(2.54m))

Window facing rear, radiator, carpet.

Main Bathroom

Three piece suite, bath, wash hand basin, W.C., part tiled walls, window facing side, radiator, carpet.



Top Floor Landing

Half height storage cupboard, loft access hatch.



Bedroom 2

15'5 x 11'0(8'3) (4.70m x 3.35m(2.51m))

Window facing rear, carpet, radiator, door to Jack & Jill en-suite.



Jack & Jill En-suites

Doors to bedroom 3 & 4, shower, wash hand basin, W.C., radiator, window facing side, part tiled walls.



Bedroom 3

Window facing front, radiator, carpet. door to Jack & Jill en-suite.



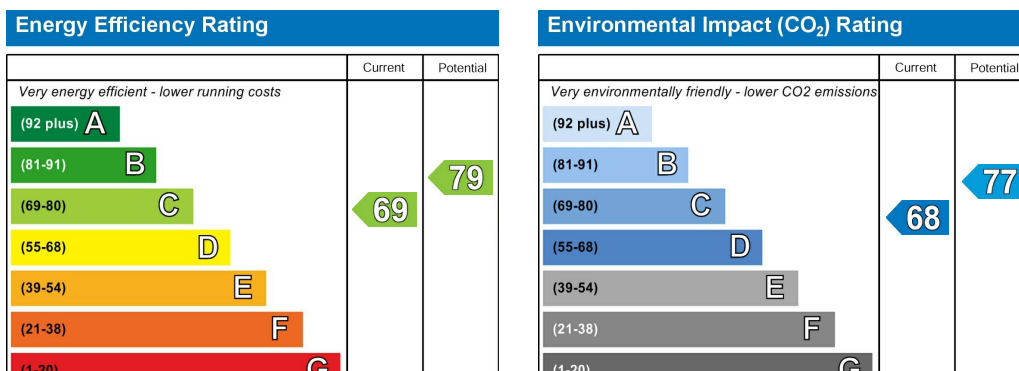
Externally

Front forecourt, laid to gravel and mature planting, wall with railings. Side access gate to rear garden, enclosed fenced off bin store area, walled and landscaped rear garden, built in seating area, patio terrace for entertaining, planted raised beds, steps lead up to rear gate accessing the driveway.



Services

We are advised all mains services.



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.