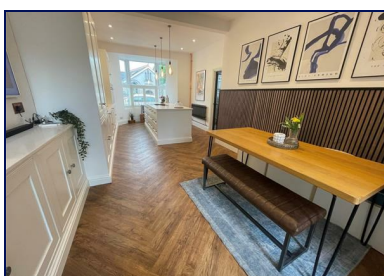
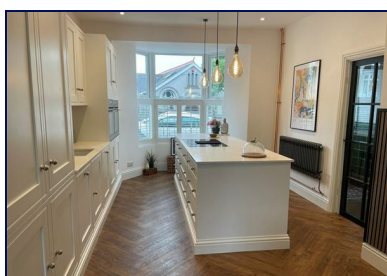


## 25 Alban Road, Llanelli, Carmarthenshire, SA15 1EP



**Asking price £200,000**



Period three bedroom mid terraced property in the popular Alban Road area of Llanelli, a tree lined road central for town, and schools, please note you can park on the road and there is a rear lane accessing the garage for off road parking, new roller electric garage door just installed.

This home has undergone extensive renovation and refurbishment, the kitchen dining space being located at the front is a stroke of stylish genius. The kitchen is superb and offers full size built in fridge and freezer, quooker tap, quartz worktop, large island, to mention just a few of its many features.

Upstairs bathroom extended to offer bath and shower options, three bedrooms and two further extensions. Please note there are finishing off areas to parts of the lower floor. Recent boiler and electrics.

EPC: E (prior to new boiler) Square Metres: 112 Council Tax: C  
25 YEARS OF SELLING PROPERTY & LOOKING AFTER CLIENTS

**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](mailto:llanelli@mallard-properties.co.uk)

[www.mallard-properties.co.uk](http://www.mallard-properties.co.uk)

Also at Ammanford, Tel: 01269 597949 E: [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)



**RICS**

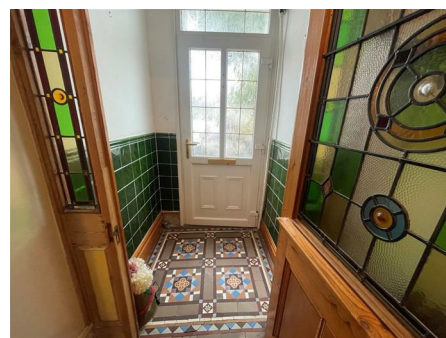


nae | propertymark

PROTECTED

## Entrance Porch

Original tiled floor, stain glass original entrance door, wall mounted consumer unit, part tiled walls.



## Hall

Original wood block herringbone floor, radiator, stairs to first floor, under stairs cupboard.



## Kitchen Dining Room

24'11" x 11'7"(10'3") (7.60 x 3.54(3.13))

Bay window to front, partial shutters, French doors to rear garden, dining seating area, built in units, wired for wall mounted tv, herringbone floor throughout, radiators. Large kitchen island, quartz worktops, glass four ring hob with hob level extractor fan, hidden sink, quooker tap, integrated dishwasher, full height fridge and full height freezer built in, twin AEG built in mid level ovens, spotlights, wine fridge. Range of cupboards, larder cupboards and draws.



## Living Room

15'1" x 10'5" (4.61 x 3.18)

Window facing side, original wood block herringbone floor, store cupboard, radiator.





## Reception 2/Utility

Window to side and rear, door to side, this room needs refurbishment, plumbed for washing machine and tumble dryer.



## FIRST FLOOR

### Split Turn Landing

Loft access hatch, partially boarded attic, newly plastered walls.



### Bedroom 1

16'4" x 9'3" (5.0 x 2.83)

Twin windows to front, exposed floorboards, radiator.



## Bedroom 2

11'11" x 10'6" (3.65 x 3.22)

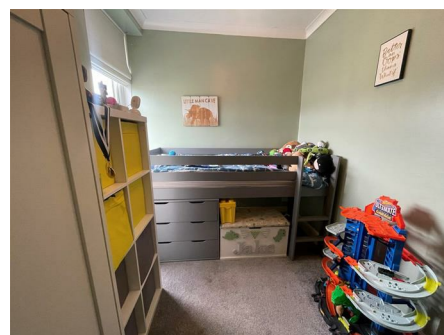
Window to rear, radiator, laminate flooring.



## Bedroom 3

10'3" x 7'3"(10'5") (3.14 x 2.21(3.19))

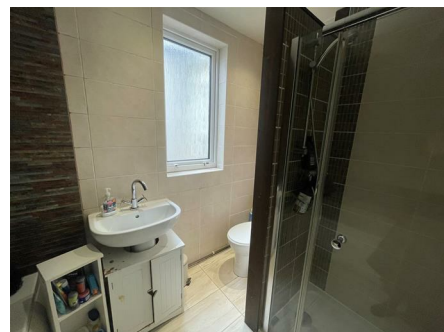
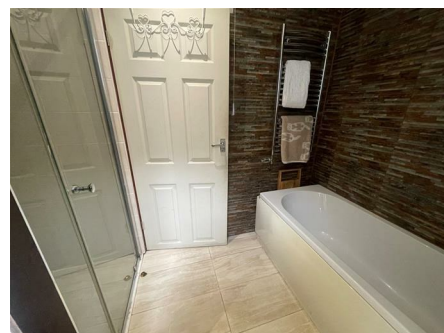
Window facing rear, carpet, radiator.



## Bathroom

8'8" x 5'10" (2.66 x 1.80)

Window to side, shower, bath, wc, wash hand basin, tiled walls, tiled floor, heated towel rail, spot lights. Please note the bathroom has been extended to make larger.



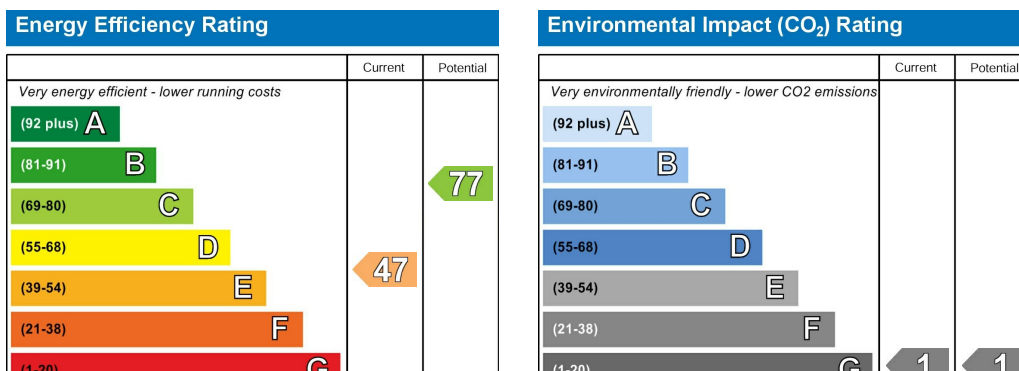
## Externally

Front gated forecourt, low wall and railings, gravel. Rear garden laid largely to lawn, garage with electrics, new roller shutter electric door accessed via the lane.



## Services

Advised all mains. Wide angled lens has been used 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.