

98 Gelli Road, Llanelli, SA14 9AA



Asking price £285,000



A beautifully presented Detached House located on the outskirts of Llanelli with detached Garage and ample off road parking. Viewing is recommended to appreciate this well maintained property, home to the current owners for 19 years. Situated within good accessibility of Trostre Retail Park, Swansea and A48/M4.

The accommodation comprises of Entrance Hallway, Dining Room, Lounge, Kitchen, Conservatory, Utility, Cloakroom, Three Bedrooms and Bathroom. Externally there is off road parking & driveway to front, and enclosed rear garden. EPC: tbc Square Metres: tbc Council Tax Band: E

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



Accommodation Provides:

uPVC door into

Hallway:

Window with obscure glass, staircase to first floor, storage cupboard, radiator, plate rail.



Dining Room:

14'0" x 12'0" (4.27m x 3.66m)

Windows to front and side, radiator, coved ceiling with ceiling rose, oak block flooring, dado rail.



Living Room:

11'11" x 12'1" (3.65m x 3.69m)

Window to rear, radiator, coved ceiling with ceiling rose, marble fireplace surround and hearth with coal effect gas fire.



Conservatory:

9'1" x 10'11" (2.77m x 3.35m)

With dwarf wall and poly carbonate roof, windows to front and side, radiator, tiled floor, uPVC french doors to rear.



Kitchen:

8'3" x 12'4" (2.53m x 3.77m)

Fitted with base and wall units with complimentary work surfaces, display units, one and a half bowl composite sink unit with mixer tap, electric oven and grill, 4 ring gas hob with extractor above, integrated fridge, cushion floor, part tiled walls, radiator, window to side, breakfast bar with storage below opening through into



Utility Room:

Worktop with space below, wall units, plumbing for washing machine and dishwasher, cushion floor, radiator, window to rear.



Cloakroom:

With w.c. and wash hand basin, lino floor, wall mounted gas fired central heating boiler, window to rear with obscure glass.



FIRST FLOOR:

Landing:

Window to side with stained obscure glass, textured ceiling.



Bedroom 1:

14'1" x 12'0" (4.3m x 3.68m)

Window to front, radiator, coved ceiling, fitted bedroom units to include wardrobes, over head storage, side tables and display shelving.



Bedroom 2:

12'0" x 12'2" (3.68m x 3.73m)

Window to rear, radiator, fitted wardrobes with sliding doors.



Bedroom 3:

8'4" x 12'0" (2.56m x 3.68m)

Windows to rear and side, radiator, fitted wardrobes with sliding doors, access to loft space.



Bathroom:

With w.c. and wash hand basin, panelled bath with telephone style taps with shower head, shower cubicle, fully tiled walls, lino floor, heated towel rail, built in storage cupboard, window to front with obscure glass.



Externally:

Brick paviour forecourt leading to garage via wrought iron gates, gated side access to rear garden with brick paviour patio, ornate chippings, paved patio area, flower beds with an array of shrubs and flowers.



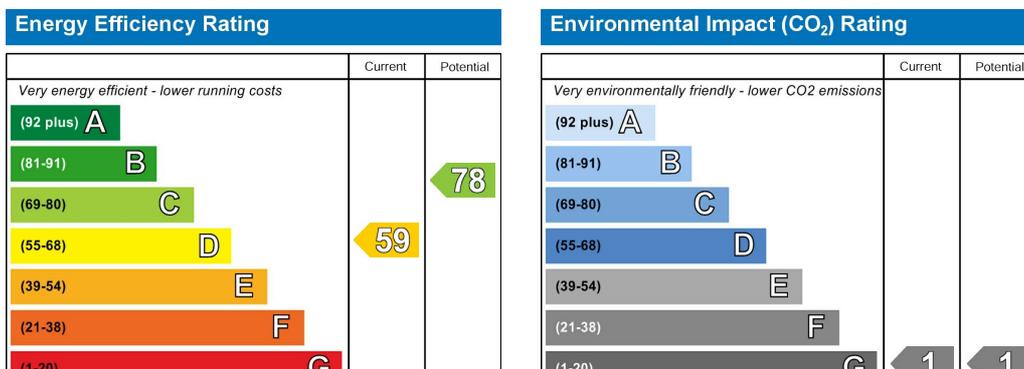
Garage:

12'10" x 20'3" (3.93m x 6.19m)

With electric roller door, electricity connected, hatch to attic boarded space, uPVC door to side with obscure glass.

Services:

Mains water, gas, electricity and drainage.



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.