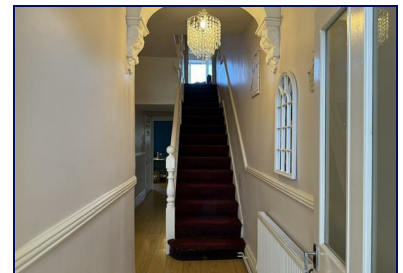
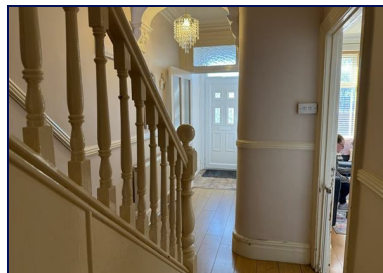


## 10 Pembrey Road, Llanelli, Carmarthenshire, SA15 3BW



**Offers in the region of £149,995**



Four bedroom mid terraced house central to town, with the added bonus of a rear parking bay accessed through metal double gates from the rear lane, leading into the garden.

The property benefits from two really good sized receptions, a handy downstairs wc, and good size kitchen to the rear. The first floor has the well presented four bedrooms and bathroom, with a shower over the bath. The house is a family home, very close to primary schools and access to the secondary schools and sixth form college. New electrical certificate just done. Walking distance to town, local parks, commuting links.

EPC: D Square Metres: 113 Council Tax Band: C

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**RICS**



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PROTECTED

## Entrance Porch

Vinyl flooring.



## Hallway

Stairs to first floor, under stair cupboard, radiator, door to downstairs wc, door to utility cupboard, housing a space for tumble dryer. Utility cupboard housing space for tumble dryer.



## Downstairs Wc

Wc, wash hand basin, radiator.



## Living Room

23'3" x 10'2"(12'5") (7.09 x 3.11(3.80))

Window to front and rear, two radiators, fireplace, previously two rooms.





## Dining Room

12'4" x 9'11" (3.76 x 3.04)

Window to side, inset fireplace, radiator.



## Kitchen

13'0" x 10'8" (3.97 x 3.26)

Base and wall units, sink, built in oven, gas hob, extractor fan, spaces for fridge freezer, washing machine, dishwasher, window to rear, door to side, breakfast bar, radiator, tiled floor, part tiled walls.



## FIRST FLOOR LANDING

Split turn landing, loft access, storage cupboard.



## Bedroom 1

11'0" x 10'3" (3.36 x 3.14)

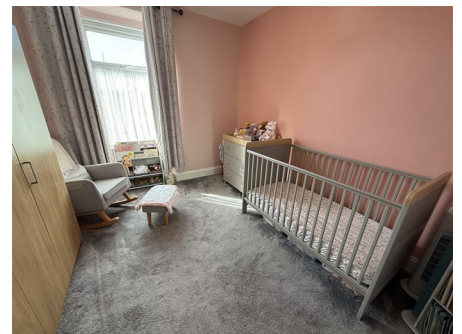
Window to rear, radiator, carpet.



## Bedroom 2

11'11" x 9'11" (3.64 x 3.04)

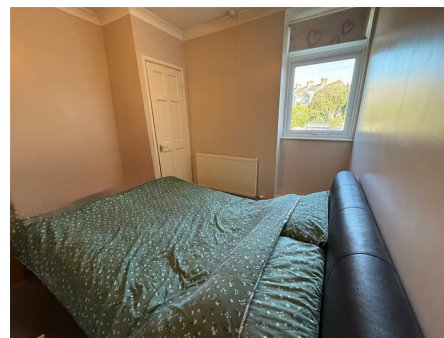
Window to front, radiator, carpet.



### Bedroom 3

10'8" x 9'8" (3.27 x 2.97)

Window to rear, cupboard housing boiler, radiator, carpet.



### Bedroom 4

8'11" x 6'3" (2.72 x 1.91)

Window to front, radiator, carpet.



### Bathroom

Bath new shower over, wc, wash hand basin, part tiled walls, window to side, radiator, tiled floor.



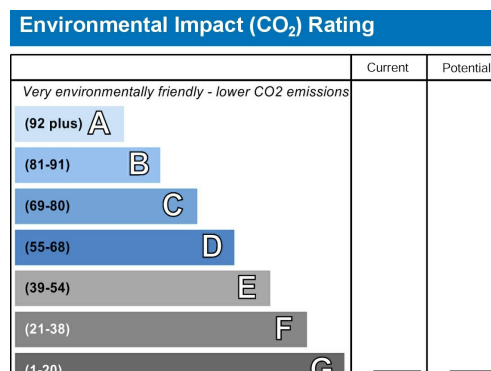
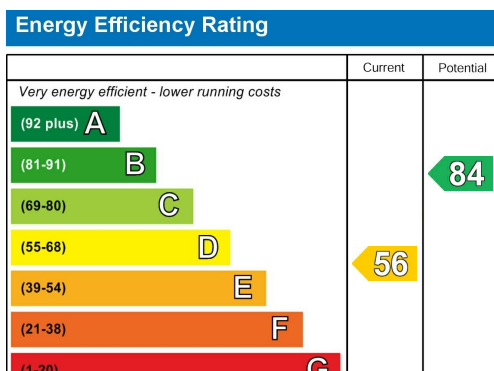
### Externally

Front gated forecourt. Rear garden is laid to faux grass double metal gates to rear lane, opens as a parking bay.



### Services

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