

98 Corporation Avenue, Felinfoel, Llanelli, Carmarthenshire, SA15 3SR



Offers in the region of £129,500



Located in the Felinfoel area of Llanelli, a popular area, good for schools and commuting links.

The property is a well presented three bedroom semi-detached house, the property is deceiving as it looks like a bungalow but is a house with the living space and kitchen to ground floor, the three bedrooms and bathroom to the top floor road entrance level. Good size garden to side and rear, spacious parking bay to side.

Council Tax Band: B EPC: D Square Metres: 78sq metres

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RICS

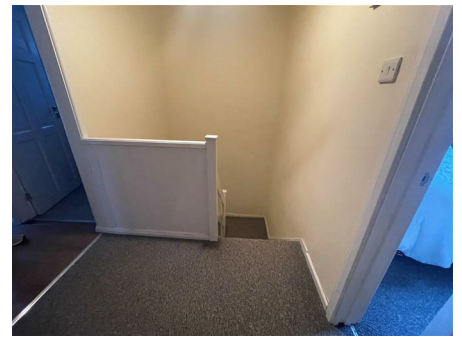


naea | propertymark

PROTECTED

Entrance Hallway

Utility/store cupboard, housing boiler, space for washing machine, consumer unit, tiled floor. Stairs to lower floor



Bathroom

Bath with shower over, wash hand basin, extractor fan, tiled floor and part tiled walls, window facing side, heated towel rail.



Seperate W.C.

W.C., radiator, window facing side, tiled floor, part tiled wall.



Bedroom 1

11'4 x 8'2 (3.45m x 2.49m)

Window facing rear, carpet, radiator, alcove.



Bedroom 2

11'0 x 8'2 (3.35m x 2.49m)

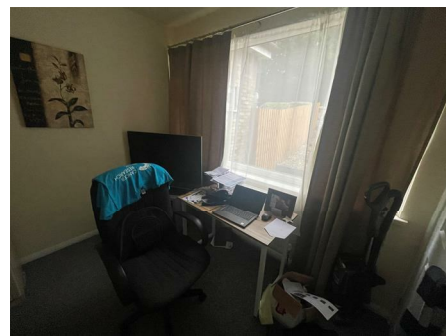
Window facing rear, carpet, radiator.



Bedroom 3

8'0 x 7'9 (2.44m x 2.36m)

Window facing front, carpet, radiator.



LOWER FLOOR

Hall

Doors lead off to.

Kitchen Area

9'2 x 8'0 (2.79m x 2.44m)

Range of base and wall units, worktop housing sink, open to living room space, twin windows to rear, door to rear, laminate flooring. Kitchen has space for cooker, space for fridge freezer, space for slimline dishwasher. Part tiled walls and laminate flooring.



Living Room

14'10 x 11'0 (4.52m x 3.35m)

Open to kitchen, door to hallway, laminate flooring, doors to rear garden, radiator.



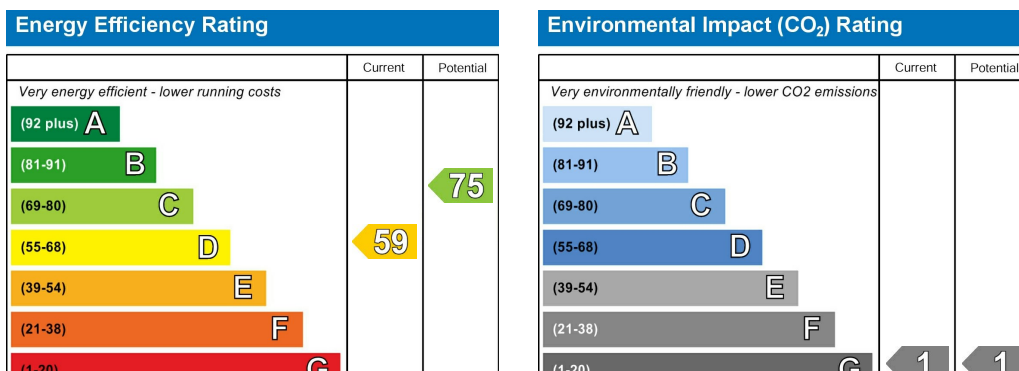
Externally

Front gravel area, side parking bay, path to side and rear, steps lead down to lawned garden, fenced in and paths.



Services

Advised all mains. Wide angled lense 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.