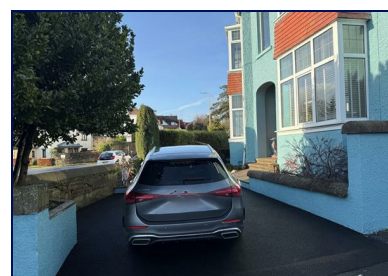
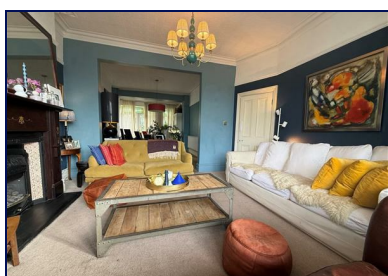


2, Old Road, Llanelli, Carmarthenshire, SA15 3HW



Asking price £349,995



Period double fronted end of terrace four bedroom house in Old Road,
The property offers off road parking on the front driveway and permit parking on the road.
Living space offers open plan living with a modern and period mix, open plan stylish kitchen open to sitting room with log burner, open plan, living room dining room and modern shower room to the ground floor. The first floor has a feature staircase, stain glass window, four bedrooms and remodelled bathroom. Electrics have been updated and combi boiler installed. Some features to note are wood block flooring in the hall, oak floors to dining and sitting room, feature fireplaces, heavy coving.

Landscaped walled in rear garden with side access gate.

Parc Howard is close by, you can walk into town, and good commuting links. Please note this a member of staffs property.

EPC: E Square Metres: 144 Council Tax Band: D

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RICS

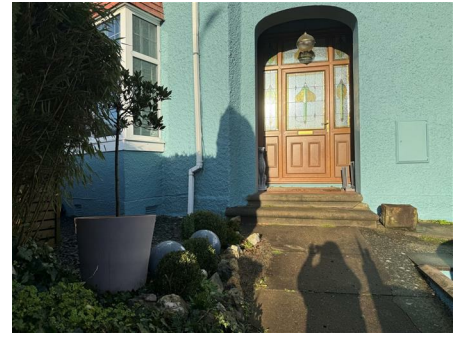


naea | propertymark

PROTECTED

Overhang Porch

Open arch, globe light, quarry tile floor.



Entrance Hall

16'3" x 6'10" (8'4") (4.97 x 2.09 (2.56))

Original wood block floor, radiator, turn feature stairs, store cupboard, open understairs. Carpet to stairs and landing.



Living Room

14'2" x 15'1" (12'1") (4.32 x 4.60 (3.70))

Box bay window to front, twin alcoves, period fireplace, open to rear dining room, radiator, carpet.



Dining Room

18'6" x 12'0" (5.65 x 3.66)

French doors and window to rear garden, alcoves, engineered oak flooring, feature fireplace, radiator.



Open Plan Kitchen Sitting Room

31'0" x 11'4"(8'9") (9.47 x 3.47(2.67))

Box bay window to front, door and windows to rear, two radiators, sitting area has solid oak floor, inset wood log burner (serviced January 2026), built in window seat, alcoves.

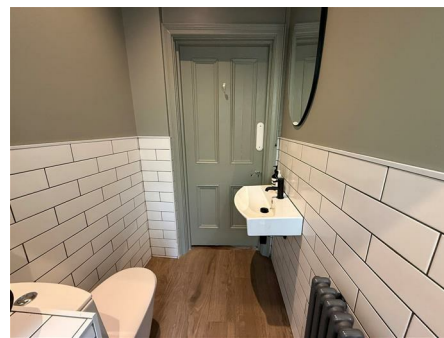
Kitchen comprises of base and wall units, breakfast bar, stone worktop, hidden ceramic sink, Smeg cooking range, spaces for washing machine & dishwasher, tall units, soace for American fridge freezer, tiled floor, part tiled walls.



Downstairs Shower Room

10'4" x 4'4" (2'10") (3.16 x 1.34 (0.88))

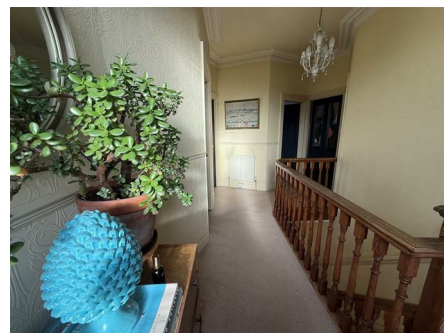
Walk in shower, floating wall mounted sink, wc, tiled floor, part tiled walls, window to rear, radiator.



FIRST FLOOR

Landing

Turn stairs, carpet, radiator, feature stained glass window to front.



Bedroom 1

15'0" x 13'1" (4.58 x 4.00)

Box bay window to front, airing cupboard with radiator, wall of built in wardrobes, carpet, radiator.



Bedroom 2

15'6" x 11'6" (4.73 x 3.52)

Box bay window to front, window to side, radiator, carpet.



Bedroom 3

12'9" x 7'9" (10'4") (3.90 x 2.38(3.15))

Window to rear, carpet, radiator.



Bedroom 4/ Dressing Room

9'6" x 7'10" (2.92 x 2.41)

Corner window, radiator, carpet, built in wardrobes, one houses Worcester wall mounted boiler.



Bathroom

8'7" x 7'8" (2.64 x 2.34)

Walk in shower, wc, claw foot freestanding bath, feature wash hand basin, radiator, window to rear, tiled floor and part tiled walls.



Externally

Front tarmaced parking bay, walled and gated elevated front landscaped garden. Side access gate to rear walled garden, laid largely to patio stones, mature planting, raised beds and jasmine pergola.



Services

Advised all services are mains. Wide angled lens has been used on occasion.

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

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.