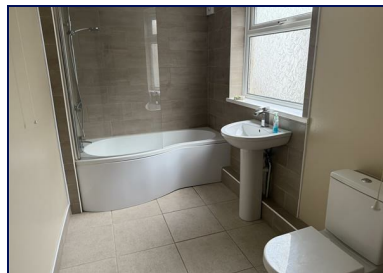
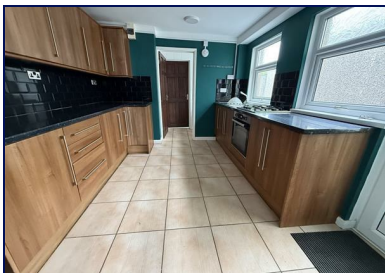


30 Glanmor Terrace, Llanelli, Carmarthenshire, SA15 2RD



Offers in the region of £124,995



A well presented three bedroom terraced house tucked away in Glanmor Road. A location handy for town, local train station and walks to the coastline. The property has no onward buying chain, so can make the buying process simpler for the buyer. up to date checks on electrics and gas. Modern downstairs bathroom and kitchen, open plan good size living room. Three bedrooms upstairs. The rear garden can be developed further, garage accessed from the rear lane. Chance to pick up a good terraced home.

EPC: E Square Metres: 69 Council Tax Band: B

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RICS



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PROTECTED

Hallway

Radiator, tiled floor.



Living Room

22'4" x 11'0" (6.83 x 3.37)

Window front and rear, two radiators, electric fire, meter cupboard housing meter and consumer unit, alcoves.



Kitchen

9'6" x 10'9" (2.9 x 3.3)

Base and wall units, sink, space for fridge freezer, built in oven, gas hob, window to side and door to side, radiator, part tiled walls, tiled walls.



Rear Lobby

Space for washing machine, windows to side, radiator.



Bathroom

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



FIRST FLOOR LANDING

Loft access, window to rear.



Bedroom 1

12'11" x 8'7" (3.95 x 2.64)

Window to front, radiator.



Bedroom 2

12'3" x 9'6" (3.75 x 2.90)

Window to front, radiator.



Bedroom 3

8'9" x 6'6" (2.69 x 2.0)

Window to front, radiator.



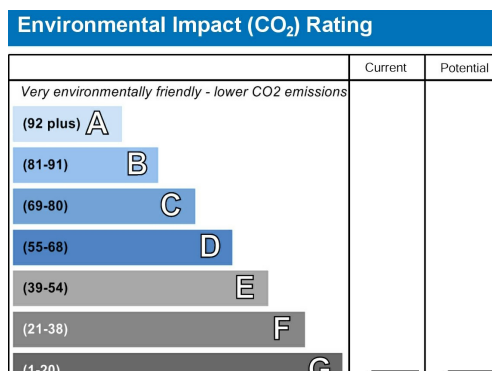
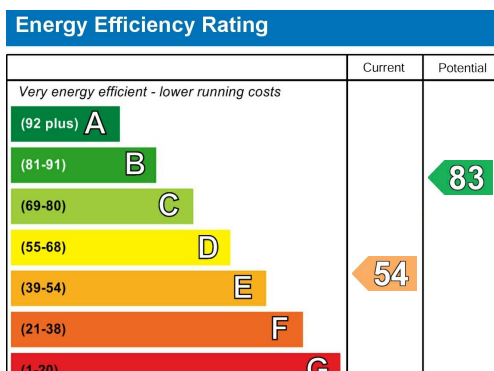
Externally

Garden shed in need of repair, gravel area, garage, rear lane access gate.



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.