

8 Lakeview Terrace, Llanelli, SA15 3DH



Asking price £150,000



A chance to buy a good size mid terraced house in the Furnace area of Llanelli.

The house has three bedrooms, large main reception, kitchen dining room, utility to ground floor, three bedrooms and bathroom to first floor. A family home now looking for its new owner to update, Lakeview Terrace is sought after due to its access to Parc Howard, the cycle path to the coast, local pub/eatery, locals shop, can walk to town, and local primary and secondary schools.

There is work but has been priced to take that into account. The property has a garage and long garden to rear. No onward buying chain, probate is in place.

EPC Rating- D, Square Metres- 112

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RICS



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PROTECTED

Entrance Porch

Part panelled walls.

Entrance Hall

Stairs to first floor, radiator.



Lounge

22'6" x 11'3" (6.88 x 3.45)

Double glazed window to front, window into utility, two radiators, fireplace.



Kitchen/Dining

11'1" x 5'4" (3.4 x 1.65)

Wall & base units with worktop over, intergrated oven with gas hob (untested), tiled floor, part tiled walls boiler, single glazed window to side, doors leading to utility, radiator.



Utility Room

11'3" x 5'4" (3.45 x 1.65)

Fitted wall and base units with worktop over, standard sink, space for washing machine, tiled floor, part tiled/part textured walls, window to rear, window into living room, door leading to garden.



Bathroom

Bath, shower cubicle, WC, wash hand basin, bidet, tiled floor, radiator, single glazed frosted window to side, radiator.



First Floor

Landing

Access to loft, radiator, WC (sani loo) off landing.



Bedroom 1

16'4" x 10'2" (5 x 3.12)

Twin windows to front, radiator, wardrobes.



Bedroom 2

16'4" x 10'2" (5 x 3.12)

Double glazed window to rear, radiator.



Bedroom 3

12'3" x 10'2" (3.75 x 3.11)

Windows to side and rear, radiator, storage cupboard.



Externally

Enclosed rear garden mainly laid to patio. Greenhouse, leads to garage/carport.



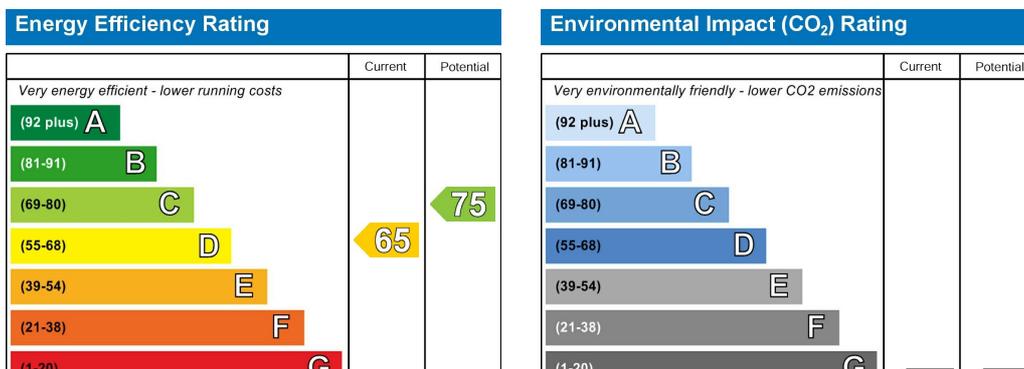
Services

Mains water, gas, electricity and drainage. Wide angled lens has been used on occasion.

Garage

Car parking bay off rear lane, garage split into two store rooms, door into garage.





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

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