

45A Ralph Terrace, Llanelli, SA15 2UB



Offers in the region of £154,950



A Mid-Terraced house situated moments from all the amenities of Llanelli Town, you'll enjoy close proximity to a variety of shops, cafés, and restaurants. The nearby picturesque Llanelli Beach offers superb days out with miles of coastal path for walking & cycling enthusiasts to enjoy.

The property has been refurbished by the current owner and offers well appointed accommodation throughout comprising of Entrance Hallway, Two Reception Rooms, Kitchen, Downstairs Bathroom and Three Bedrooms.

Good sized enclosed garden with rear lane access. (option to make off road parking).

EPC Rating- tbc, Square Metres-97, Council Tax- B

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PROTECTED

Accommodation Provides:

Composite entrance door into ...

Hallway:

With staircase to first floor, under stairs cupboard, laminate floor, radiator, smooth ceiling with spotlights.



Lounge:

9'3" x 11'11" (2.82m x 3.65m)

Window to front, radiator, laminate floor, smooth ceiling.



Dining Room:

12'11" x 9'1".(10'4" into alcove) (3.94m x 2.78.(3.15m into alcove))

Sash window to rear, radiator, laminate floor, smooth ceiling.

Kitchen:

14'6" x 8'10" (4.44m x 2.70m)

Fitted with base and wall units with complimentary work surfaces, one and a half bowl composite sink with mixer tap, electric oven and grill, 5 ring gas hob with extractor above, space for washing machine and fridge freezer, laminate floor, part tiled walls over worktop, radiator, window to side, smooth ceiling with spotlights, wall unit housing gas central heating boiler.



Rear Hall:

3'9" x 8'11" (1.16m x 2.72m)

With worktop, laminate floor, composite door to side, smooth ceiling with spotlights.

Bathroom:

8'10" x 5'9" (2.70m x 1.77m)

With w.c. and wash hand basin, panelled bath with shower over, extractor fan, tiled walls, tiled floor, radiator, respatex ceiling with spotlights, window to rear with obscure glass



FIRST FLOOR:

Landing:

Window to rear, smooth ceiling with spotlights and smoke alarm.



Bedroom 1:

12'7" x 10'7" (3.84m x 3.25m)

Sash window to rear, radiator, smooth ceiling.



Bedroom 2:

8'8" x 11'5" (2.65m x 3.50m)

Window to front, radiator, smooth ceiling with access to loft.



Bedroom 3:

6'10" x 8'1" (2.09m x 2.48m)

Window to front, radiator, smooth ceiling.



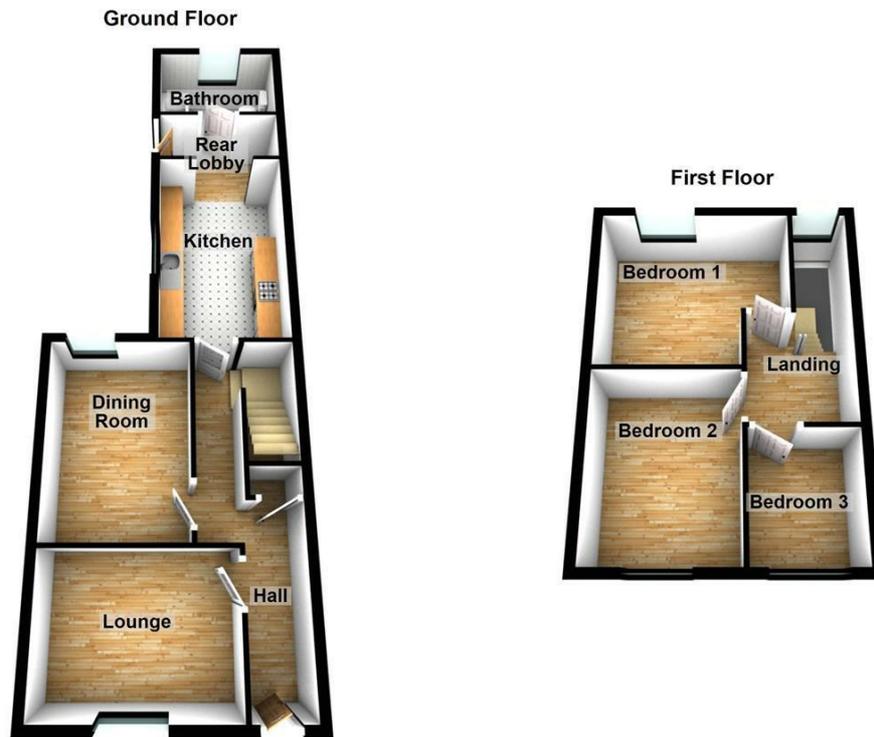
Externally:

Enclosed rear garden with patio area, brick paviour pathway, gated rear lane access, outside tap.



Services:

Mains water, gas, electricity and drainage.



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

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