

47 Bigyn Road, Llanelli, Carmarthenshire, SA15 1NT



Asking price £95,000



Town centre mid terraced house offering two double bedrooms and a third box room, benefits as well from an upstairs bathroom.

Handy rear lane accessed garage in good order, perfect workshop or developed further. The house retains some period features. Please note there is no onward buying chain. Bigyn Road is a well established area just off the centre of Llanelli, located for local schools, and access to shops in town. Living space to the ground floor offers open living room (formerly two rooms), dining room, lean too, and kitchen. Small landscaped garden to rear.

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Entrance Porch

Original tiled floor

Hallway

Stairs to first floor, under stair cupboard, open under stair area, radiator.



Living Room

21'8 x 12'4(9'8) (6.60m x 3.76m(2.95m))

Window to front, doors into lean too to rear, two radiators, tiled fire surround, alcoves.



Dining Room

11'9 x 10'4 (3.58m x 3.15m)

Alcove cupboard, radiator, sliding doors into lean to.



Lean To

9'7 x 5'9 (2.92m x 1.75m)

Sliding doors to garden, sliding doors into dining room, sloping roof.



Kitchen

12'0 x 10'4(7'1) (3.66m x 3.15m(2.16m))

Window to rear, door to side, wall mounted Worcester boiler, range of base and wall units, sink, space for cooker, spaces for washing machine and fridge freezer, part tiled walls, tiled floor, radiator.



FIRST FLOOR

Landing

Split turn landing, radiator, loft access, side stained glass window.



Bedroom 1

Twin windows to front, radiator.



Bedroom 2

Window to rear, radiator.



Bedroom 3 Box Room

Window to side, radiator.



Bathroom

10'2 x 5'7 (3.10m x 1.70m)

Window to rear, bath hand held shower over, wash hand basin, W.C., part tiled, radiator and heated towel rail.



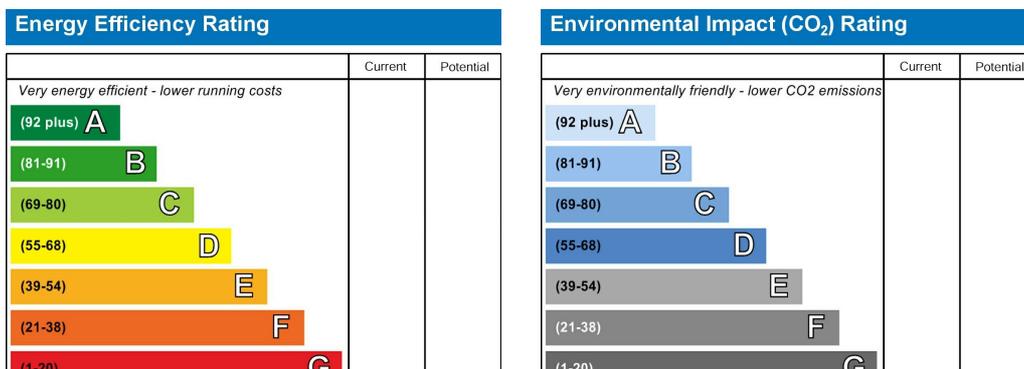
Externally

Enclosed walled in garden laid to gravel beds and planting, door leads to garage accessed via rear lane.



Services

Advised mains.



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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