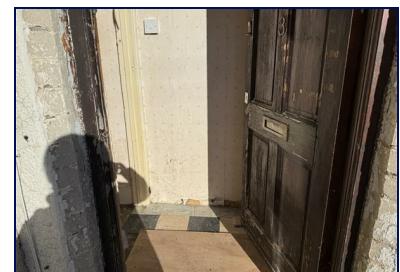
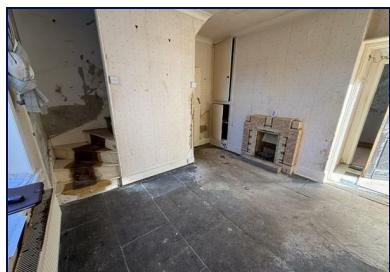


3 Tunnel Road, Llanelli, SA15 1LE



Asking price £60,000



CHAINFREE

Most suitable for cash buyers due to the condition of the property.

Semi-detached two bedroom house in need of complete renovations/modernising, set over three floors, small courtyard garden, rear access, on road parking. Central to town location.

"All services/appliances have not and will not be tested. "

EPC: E Square metres: 73 Council Tax Band: B

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Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

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Hall



Front Reception

12'0" x 9'1" (3.66 x 2.78)

Window to front, uneven floor, alcove cupboard, meter and fuse box, radiator.



Rear Reception

11'0" x 9'1" (3.36 x 2.78)

Stairs to first floor, stairs to lower floor, tiled fireplace, alcove cupboards, radiator.



Lower Floor

10'7" x 10'0" (3.24 x 3.05)

Openings to kitchen area. please note low ceiling height of 1.86m, radiator.



Kitchen

10'9" x 7'3" (3.28 x 2.21)

Door and windows to rear, sloping lean too roof, base and wall units, sink.



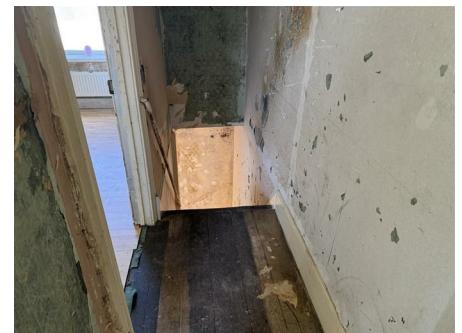
Bathroom

9'4" x 4'5" (2.87 x 1.37)

Bath, basin, wc, wall mounted boiler, glass bricks to external wall, radiator.



First Floor Landing



Bedroom 1

12'0" x 9'1" (3.66 x 2.77)

Window facing front, radiator.



Bedroom 2

11'1" x 8'10" (3.40 x 2.70)

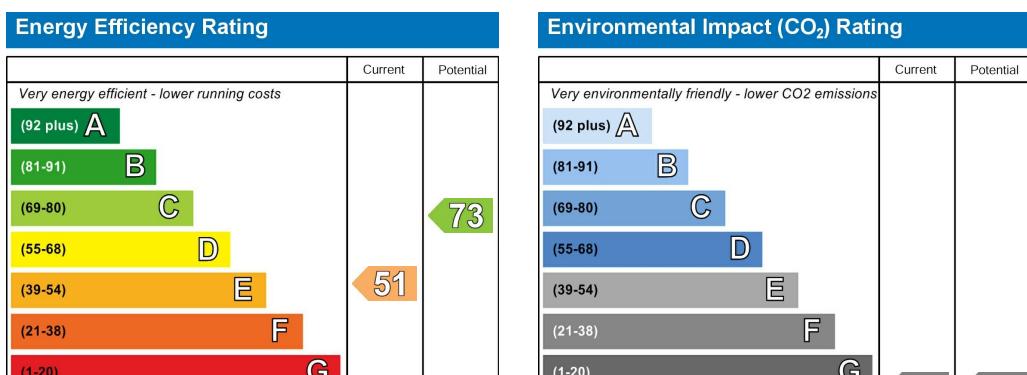
Window to rear, attic access, cupboard, radiator.



Externally

Rear access gate, walled and fenced in courtyard.





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.