

15 Millfield Road, Llanelli, SA14 8BL



Offers in the region of £169,995



Located in the sought-after residential area of Swiss Valley, Llanelli, this three-bedroom semi-detached cottage offers an exciting opportunity for those seeking to put their own stamp on a property. With ample potential throughout, and a delightful, good sized garden with open aspect to the rear, this home is ideal for first-time buyers or investors looking to shape this full of charm property. Situated just a short distance from Llanelli's town centre with its array of shops, cafes, and amenities. The picturesque Swiss Valley Reservoir and nearby woodlands invite countryside walks, cycling, and picnics, great for outdoor enthusiasts. Excellent transport for Swansea and Carmarthen, and the scenic Carmarthenshire coastline on your doorstep.

Viewing By Appointment.

EPC-tbc, Square Metres-tbc, Council Tax-C

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RICS



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PROTECTED

Entrance Porch

Via uPVC double glazed entrance door, tiled floor, storage cupboard, textured ceiling & beams, timber door leads into :

Lounge

18'2" x 12'11" (5.54 x 3.95)

Spiral staircase to first floor, uPVC double glazed window to front, textured ceiling with feature beams, Fireplace with coal effect gas fire, marble hearth & surround, part tiled flooring, radiator.



Kitchen

13'10" x 10'0" (4.24 x 3.06)

Fitted with base units with complimentary worksurface over, ceramic sink unit, space for cooker, space for fridge freezer, plumbing for washing machine, extractor hood, laminate flooring, walls tiled over worksurface, radiator, wall mounter Worcester gas central heating boiler, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass, storage cupboard, textured ceiling with feature beams.



Utility

Base units with tiled worktop, shelving, tiled flooring, textured ceiling, uPVC double glazed window to rear.



FIRST FLOOR

Landing

Textured ceiling.



Bedroom 1

9'3" x 12'11" (2.83m x 3.96m)

Window to front, radiator, textured ceiling, feature beam.



Bedroom 2

11'8" x 10'2" (3.56m x 3.10m)

Window to rear, radiator, textured ceiling.



Bedroom 3

8'9" x 7'2" (2.69m x 2.20)

Window to front, radiator, textured ceiling, feature beam, loft access.



Bathroom

7'3" x 6'10" (2.22m x 2.10m)

With w.c. and wash hand basin, panelled bath, part tiled walls, laminate floor, radiator, textured ceiling, airing cupboard with shelving and radiator, window to rear with obscure glass.



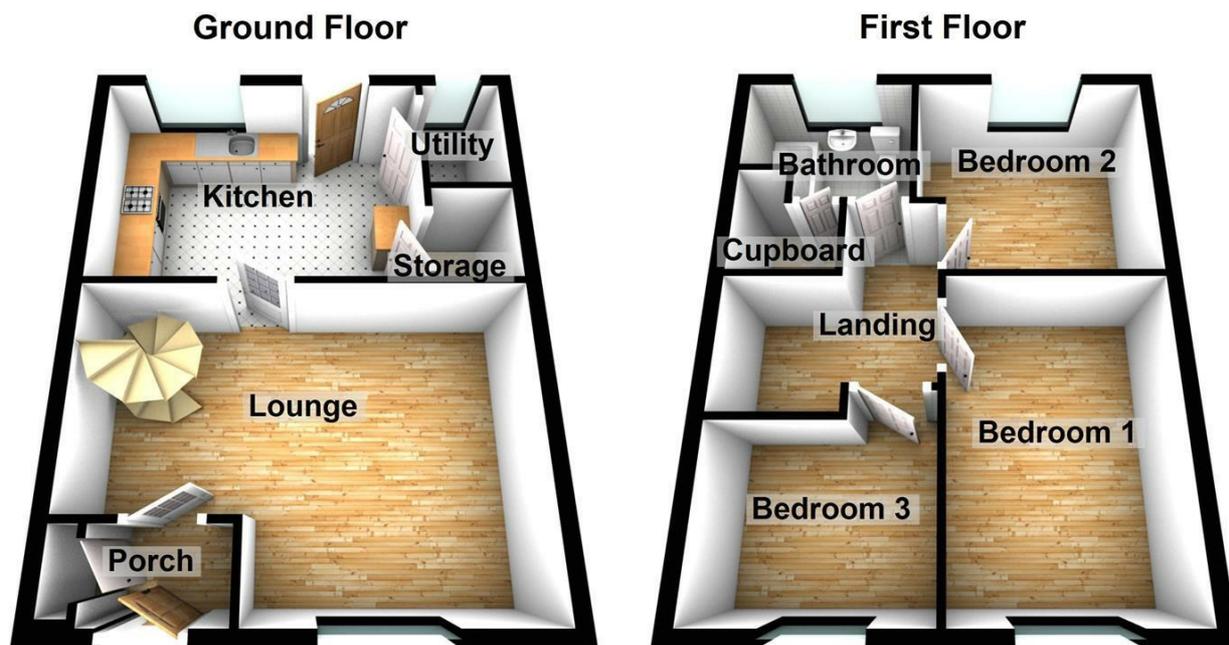
Externally

Rear garden with patio area, storage outbuilding, laid to lawn with various trees and shrubs, timber gate to further garden area.



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

Chartered Surveyor Services

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