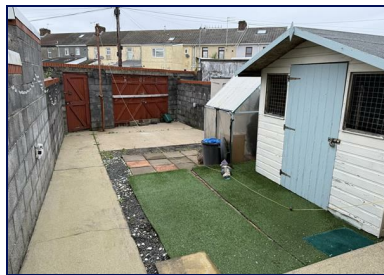


## 3 Pen Y Fon Street, Llanelli, SA15 2HR



**Asking price £119,995**



No onward buying chain on this three bedroom terraced house tucked away in Pen Y Fon Street. The property has a handy rear lane access, double access gates into the garden to a hardstanding, and seating area, with storage shed.

The property does require some updating works, but offers a modern good size kitchen, downstairs wet room shower room, and one reception room (formerly two rooms).

Area is good for walking to coast and into town, local shops, and train station is close by.

EPC: Pending Square Metres: Pending Council Tax Band: TBC

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**RICS**



naei | propertymark

PROTECTED

## Porch



## Hallway

Stairs to first floor, radiator.



## Living Room

11'3"(9'0") x 21'1" (3.44(2.75) x 6.44)

Window to front and rear, hearth, meter cupboards, radiator.



## Kitchen

17'1" x 8'0" (5.22 x 2.46)

Base and wall units, sink, built in oven, electric hob, spaces for washing machine, fridge freezer, part tiled walls, window to side, wall mounted boiler.





## Rear Lobby

Door to side, airing cupboard with radiator.



## Shower Room

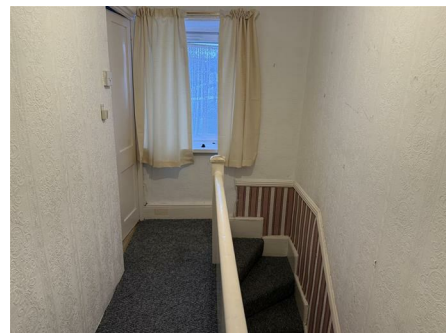
8'0" x 6'4" (2.45 x 1.94)

Wet room style walk in shower, basin, wc, window to rear, radiator.



## FIRST FLOOR LANDING

Window to rear, loft access.



## Bedroom 1

12'4" x 8'3" (3.77 x 2.53)

Window to front radiator.



## Bedroom 2

10'0" x 8'2" (3.07 x 2.49)

Window to rear, radiator.



### Bedroom 3

9'3" x 6'7" (2.83 x 2.03)

Window to front, radiator.



### Externally

Double gates from rear lane to hardstanding to rear, additional pedestrian gate, outside shed, seating area, greenhouse.



### Services

Advised all services are mains. Wide angled lens has been used on occasion.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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**

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.