

## 9 Glenalla Road, Llanelli, SA15 1EE



**Offers in the region of £230,000**



A end terraced period house located in a sought after area of Town with in easy walking distance of all local amenities. Well presented throughout offering a blend of modern and traditional, retaining such features as timber doors, original flooring, curved wall & picture rail. The accommodation offers a welcoming Hallway with Two Reception Rooms, Fitted Kitchen, Three bedrooms and Bathroom to the first Floor and the benefit of gas central heating and uPVC double glazing.

No onward chain gives peace of mind and added appeal and viewing is recommended to appreciate what this property has to offer . Externally is a handy front forecourt with gated side access to an attractive rear garden, ideal for outdoor entertaining & relaxing.

Viewing By Appointment.

EPC Rating -D, Square Metres-114, Council Tax -C.

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**RICS**



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## Accommodation Provides:

Composite front entrance door into .....

### Porch:

With original tiled floor, smooth ceiling, timber glazed door into .....

### Hallway:

With staircase to first floor, under stairs cupboard, radiator, picture rail, smooth ceiling, exposed timber floor.



### Lounge:

21'9" (24'7" into bay) x 9'8" (12'1" max) (6.64m (7.5m into bay) x 2.97m (3.69m max))

Bay window to front, 2 radiators, original fireplace, exposed timber flooring, coved and smooth ceiling, uPVC french door to rear.



### Dining Room:

10'2" x 13'6" (3.11m x 4.14m)

Window to side, radiator, wall mounted electric fire, exposed timber floor, picture rail, built in display cabinets with original doors, smooth ceiling.



## **Kitchen:**

10'2" x 13'1" (3.11m x 4.0m)

Fitted with base and wall units with complimentary work surfaces, one and a half bowl stainless steel sink unit, double electric range oven with 7 ring gas hob, extractor, integrated washing machine, integrated dish washer, space for fridge freezer, tiled floor, wall mounted gas fired central heating boiler, vertical radiator, smooth ceiling a spot lighting, windows to side and rear, uPVC door to side with obscure glass.



## **FIRST FLOOR:**

### **Landing:**

Split level with loft access, smooth ceiling, part exposed timber floor/part carpet.



### **Bedroom 1:**

16'4" x 9'11" (12'0" into bay) (5.0m x 3.04m  
(3.68m into bay))

Bay window to front, separate uPVC double glazed window to front, radiator, coved and smooth ceiling, exposed timber floor.



### **Bedroom 2:**

11'5" x 9'10" (3.50m x 3.01m)

Window to rear, radiator, coved and smooth ceiling, exposed timber floor.



### **Bedroom 3:**

10'5" x 9'6" (3.18m x 2.90m)

Window to rear, radiator, coved and smooth ceiling, exposed timber floor.



## Bathroom:

6'11" x 7'3" (2.13m x 2.23m)

With w.c. and wash hand basin, panelled bath with wall mounted shower over, part tiled walls, laminate floor, heated towel rail, coved and smooth ceiling, window to side with obscure glass.



## **Externally:**

Front forecourt with various trees and shrubbery, gated side access to rear garden with a mixture of artificial grass and chippings, various trees and shrubbery. Garden laid to lawn, timber storage shed.



## **Services:**

Mains water, gas, electricity and drainage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	<b>61</b>	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

**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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