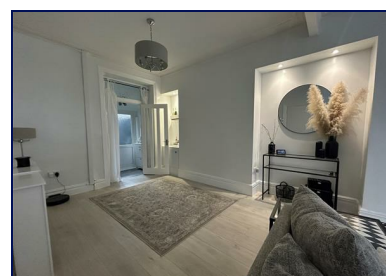
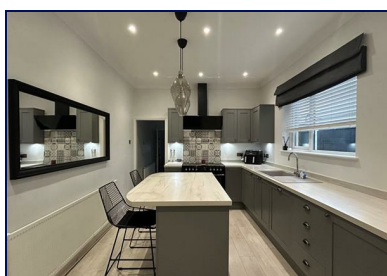


## 67 Glenalla Road, Llanelli, SA15 1EF



**Offers in the region of £249,000**



Extensively modernised stylish period home.

67 Glenalla Road is located in a sought after central location, in a neighbourhood of pretty period bay fronted houses, and tree lined roads.

The renovation has been thorough, re-plastered internals, new kitchen, new bathroom to ground floor, open plan living dining room, very spacious utility space all to ground floor, and the three bedrooms to the first floor. Externally the garage has been transformed into a fully equipped gym, with all equipment remaining if you wish. Landscaped entertaining town garden and courtyard. Access to good local primary and secondary schools, walkable to town, the coastline with its beaches and activities, cycling, running, dog walking.

EPC: D Square Metres: 96 Council Tax Band: C

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**RICS**



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## Entrance Porch

Tiled floor, wall mounted new consumer unit, partially panelled walls.



## Hallway

Laminate flooring, original ornate staircase, radiator and cover, carpet to stairs, window into living room, understairs cupboard.



## Living Dining Room

25'7" x 11'6"(9'2") (7.80 x 3.52(2.80))

Bay window to front with window seat, door into rear lobby store room, three alcoves, inset fireplace, laminate flooring, two radiators, window facing into hallway.



## Rear Lobby

5'11" x 5'10" (1.81 x 1.78)

Door and window to inner courtyard, partial sloping ceiling, vinyl flooring.





## Kitchen

14'3" x 10'0" (4.36 x 3.05)

Modern range of base and wall units, worktop, sink, island seating unit, built in dishwasher, built in fridge, cooking range and extractor fan, understair larder/coffee hub, window to side, laminate flooring, radiator, spot lights to ceiling, feature lighting over island.



## Utility Room

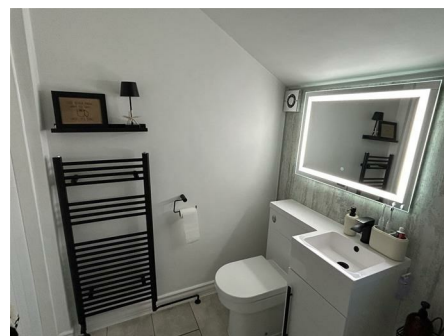
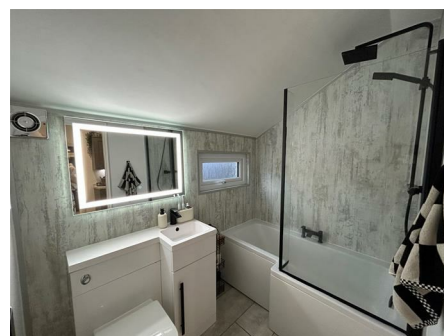
10'0" x 7'4"(8'5") (3.05 x 2.26(2.58))

Window to front inner courtyard, door and window to rear garden terrace, base units and tall units, spaces for washing machine, tumble dryer, American size fridge freezer, worktop housing sink, radiator, laminate flooring, door and window to rear, loft access, laminate flooring.



## Downstairs Bathroom

P-shape bath with shower over and handheld shower attachment, vanity housed wash hand basin, wc, heated towel rail, light up mirror, window to rear, partial sloping ceiling, respatex to walls.



## FIRST FLOOR LANDING

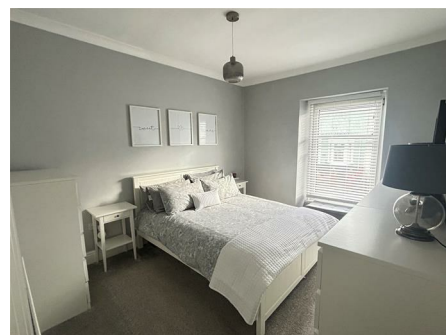
Window facing rear, carpet, loft access.



## Bedroom 1

12'3" x 10'2" (3.74 x 3.10)

Window to front, carpet, radiator.



## Bedroom 2

10'2" x 9'3" (3.10 x 2.82)

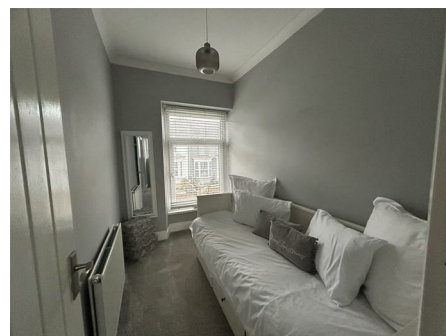
Window to rear, carpet, radiator.



## Bedroom 3

9'3" x 5'11" (2.83 x 1.82)

Window to front, carpet, radiator.



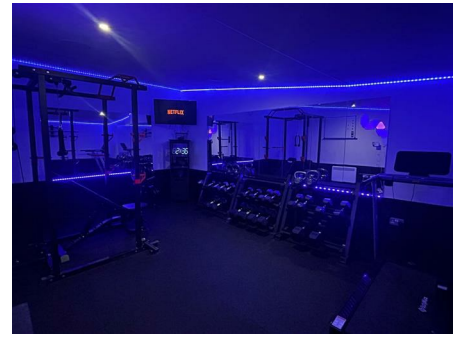
## Externally

Front gated and walled forecourt, laid to gravel and stone. Inner courtyard accessed via rear lobby. Rear decked entertaining terrace, pathway leads to rear former garage now utilised as fully equipped gym, lighting, electrics. Rear lane access gate.

## Gym

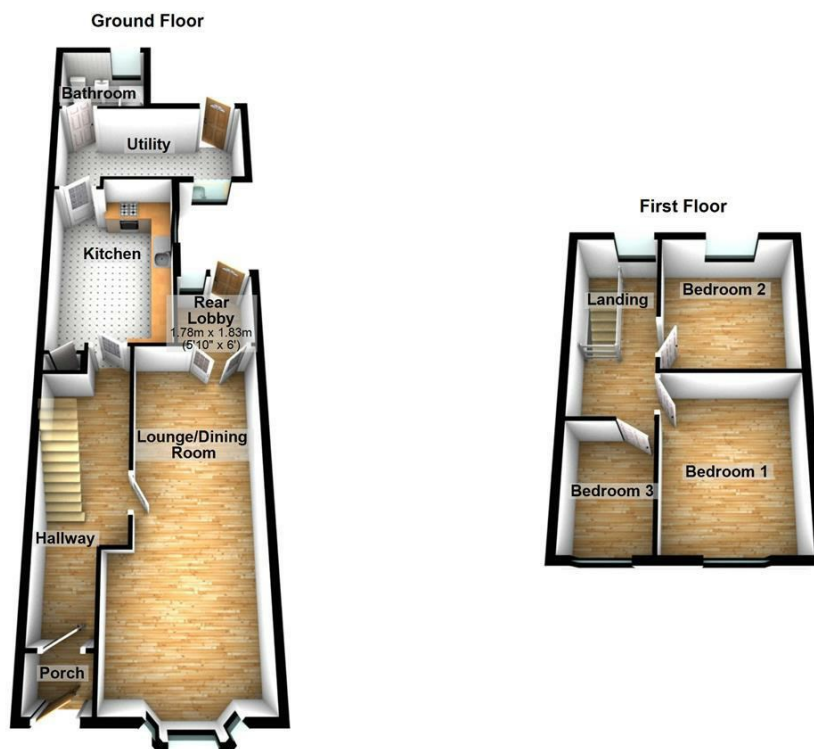
11'11" x 17'2" (3.635 x 5.240)

Electrics, door to side.



## Services

Advised all 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	66	77
(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

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