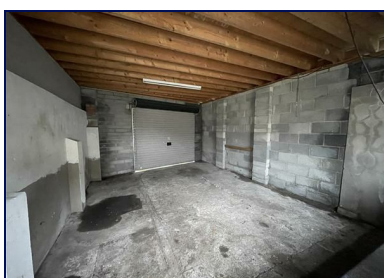
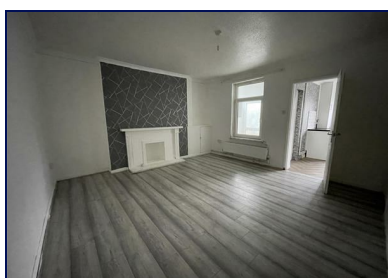


1 Cedric Street, Llanelli, SA15 1LP



Offers in the region of £149,950



A end-terraced house located in a predominantly residential area, withing easy walking distance to the Town centre and good proximity to Trostre Retail park and link road to M4. An ideal first time buy or suitable for Investment with the benefit of no onward chain.

The accommodation comprises of Entrance Hallway, Sitting Room, Lounge, Kitchen, Lean-to, Downstairs W.C, Three Bedrooms & Bathroom.

uPVC Double Glazing throughout and Gas Central Heating, enclosed paved garden and the added appeal of a Detached Garage to the rear.

Viewing By Appointment.

EPC-D, Square Metres-93, Council Tax-B

Mallard
chartered surveyors • estate agents • lettings

Proudly supporting
maggie's



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

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS

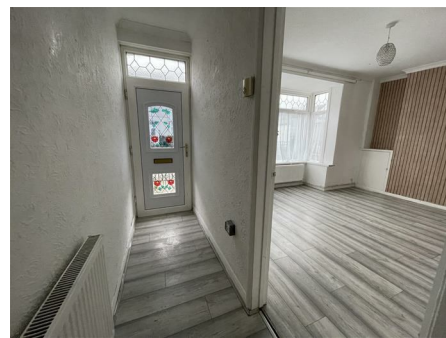


naei | propertymark

PROTECTED

Entrance Hallway

Via uPVC double glazed entrance door, stairs to first floor, laminate flooring, radiator, textured ceiling.



Sitting Room

12'11" x 9'3" (11'3" into bay) (3.95 x 2.82 (3.45 into bay))

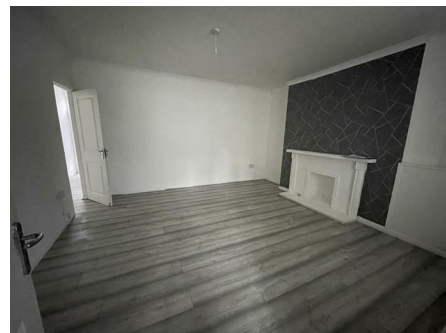
uPVC double glazed bay window to front, radiator, laminate flooring, textured & coved ceiling.



Lounge

13'8" x 14'1" (4.19 x 4.30)

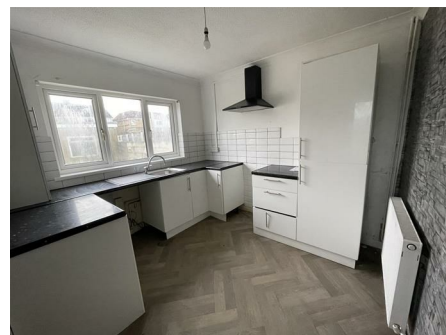
uPVC double glazed window to rear, radiator, laminate flooring, textured & coved ceiling, understairs storage cupboard, built in storage cupboard.



Kitchen

8'10" x 8'4" (2.70 x 2.55)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, space for cooker, extractor hood, partly tiled walls, space for fridge freezer, plumbing for washing machine, radiator, wall unit housing wall mounted gas central heating boiler, uPVC double glazed window to rear, timber door to side with obscure glass, textured ceiling.



Lean to

uPVC double glazed door to side with obscure glass, uPVC door to rear with obscure glass, radiator, linoleum flooring, wall unit.



W.C.

uPVC double glazed window to rear, linoleum flooring, low level W.C.



FIRST FLOOR

Landing

Access to attic space, textured ceiling, storage cupboard.



Bedroom 1

9'5" x 14'1" (2.89 x 4.30)

uPVC double glazed window to front, radiator, coved & textured ceiling.



Bedroom 2

10'4" x 9'1" (3.16 x 2.79)

uPVC double glazed window to rear, radiator, textured & coved ceiling.



Bedroom 3

6'7" x 10'3" (2.01 x 3.13)

uPVC double glazed window to front, radiator, textured ceiling.



Bathroom

Fitted with a four piece suite comprising of low level W.C., pedestal wash hand basin, shower cubicle and panelled bath, extractor fan, linoleum flooring, textured ceiling, radiator, Velux window to rear.



External

Gated front forecourt with paved patio, rear garden with block paving, uPVC door to side lane, garage.



Garage

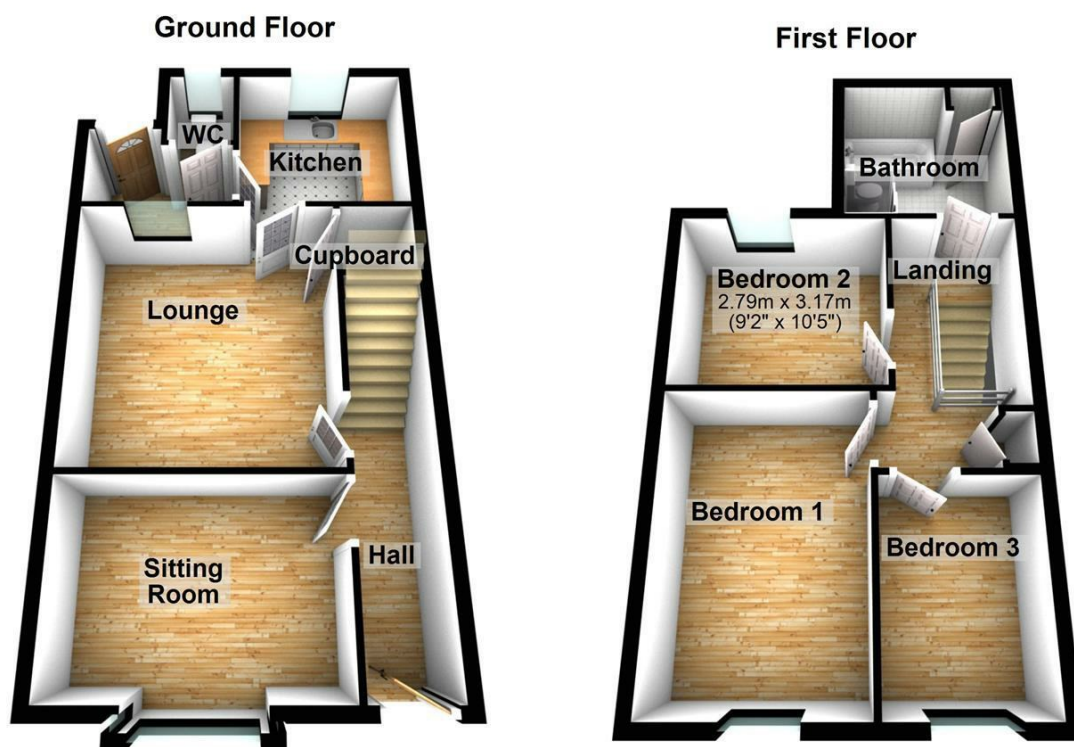
13'9" x 20'8" (4.20 x 6.30)

Roller door, uPVC double glazed window to rear, uPVC door to rear.



Services

Mains gas, electric, drainage & water.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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.