

## 29 Albert Street, Llanelli, SA15 2SY



**Offers in the region of £119,950**



A mid terraced house located within close proximity to Sandy Water Park, the ever popular Millennium Coastal path and beach for those outdoor enthusiasts to enjoy. Also, ideally placed within a short distance to Town with all amenities close by.

The property, which requires modernisation throughout, has been a much loved family home over the years and has some lovely features such as stained glass windows and curved feature wall to Hallway. Now ready for someone to put their own stamp on it and to make the most of the deceptive space with Three Reception Rooms, Handy Cloakroom downstairs, Three Bedrooms and Bathroom.

Externally is a low maintenance rear courtyard with the benefit of gated rear lane access.

No Onward Chain.

EPC Rating-D Square Metres-103, Council Tax-C

**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](http://www.mallard-properties.co.uk)

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



**RICS**



naea | propertymark

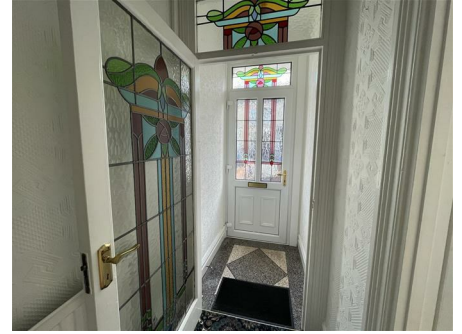
PROTECTED

### **Accommodation Provides:**

uPVC door with stained glass into .....

### **Entrance Porch:**

With tiled floor, glazed timber door with stained glass into .....



### **Entrance Hall:**

With staircase to first floor, radiator, smoke alarm.



### **Sitting Room:**

11'0" x 10'4"(13'2" into bay) (3.36m x 3.17m(4.03m into bay))

Bay window to front, radiator.



### **Lounge:**

11'1" x 11'8" (3.39m x 3.58m)

Window to rear, radiator, under stairs storage cupboard, textured ceiling, slate hearth with stone cladding with gas fire.





### **Dining Room:**

9'0" x 14'0" (2.76m x 4.27m)

Window to side, radiator, textured ceiling, storage cupboard with glazed door, fireplace with gas fire and back boiler.



### **Kitchen:**

12'1" x 8'10" (3.69m x 2.71m)

Fitted with base and wall units with complimentary work surfaces, composite sink, free standing gas oven with separate grill, 4 ring gas hob, extractor hood, space for washing machine, fridge and freezer, tiled floor, part tiled walls, radiator, window to rear.



### **Cloakroom:**

With w.c. and wash hand basin, tiled floor, fully tiled walls, radiator, tongue and groove panelling to ceiling, window to rear with obscure glass.



### **Rear Hallway:**

With tiled floor, tongue and groove panelling to ceiling, uPVC double glazed door to rear.

### **FIRST FLOOR:**

#### **Landing:**

Split level with loft access.

### **Bedroom 1:**

15'7" x 10'5" (4.75m x 3.19m)

Two windows to front with stained glass, radiator.



### **Bedroom 2:**

11'5" x 9'1" (3.48m x 2.77m)

Window to rear, radiator.



### **Bedroom 3:**

9'2" x 8'9" (2.81m x 2.69m)

Window to rear, radiator, fitted wardrobe and drawer unit, cupboard housing hot water cylinder.



### **Bathroom:**

With w.c. and wash hand basin, panelled bath, tiled walls, lino floor, coved and textured ceiling, radiator, window to side with obscure glass.

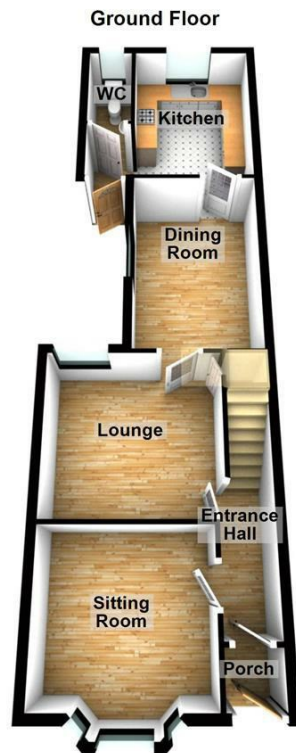


**Externally:**

Front forecourt laid with chippings, rear enclosed garden with patio, outside tap and gated rear lane access.

**Services:**

Mains water, gas, electricity and drainage.



| 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                                    |         |           |
|   | 56      | 77        |

| 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.