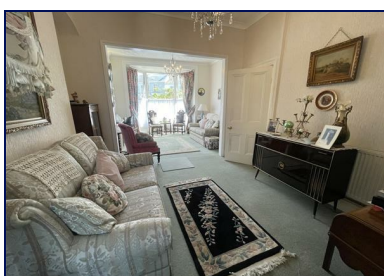
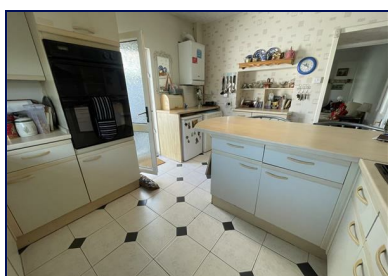


## 3 Glenalla Road, Llanelli, Carmarthenshire, SA15 1EE



**Asking price £239,500**



Substantial period semi-detached house in sought after address central to Llanelli and all the local amenities, cafes, shops, and the lovely coastline.

The house benefits from upstairs bathroom and very handy downstairs Wc. The ground floor offers large living room (formerly two rooms) sitting room and good size kitchen to rear. First floor has the three double bedrooms and bathroom. The main front bedroom is a delight with its big bay window and light flooding in. Lots of period features remain to enjoy. Landscaped town garden, rear lane access to good size garage with electrics.

No onward buying chain adds to the appeal for a buyer.

EPC: D Square metres: 106 Council tax band: pending

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**RICS**



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PROTECTED

## Entrance Porch

Original tiled floor and etched glass door into hallway



## Hall

Stairs, carpet, radiator.



## Front Living Dining Room

26'3" x 12'8"(10'8" (8.01 x 3.87(3.27)

Bay window to front, door to rear, two radiators, four alcoves, fireplace, previously two receptions.



## Sitting Room

15'6" x 10'9" (4.73 x 3.28)

Window to side, radiator, fireplace.





## Kitchen

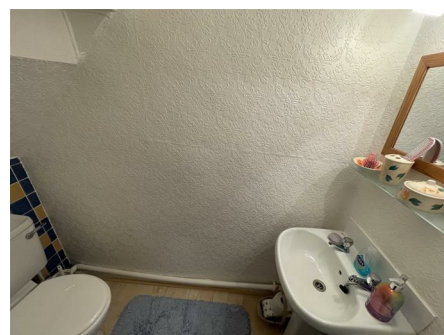
12'11"(14'4") x 10'10" (3.95(4.37) x 3.31)

Window to rear, door to side, tiled floor, part tiled walls, base and wall units, worktop, sink, built in high level oven, hob, extractor, wall mounted boiler, breakfast bar, alcove, radiator.



## Downstairs Cloaks/WC

Basin, wc.



## FIRST FLOOR

### Split Turn Landing

Cupboard on landing.



## Bedroom 1

17'0" x 13'8" into bay (5.20 x 4.19 into bay)

Bay window to front, additional front window, radiator, carpet.



## Bedroom 2

11'11" x 10'8" (3.65 x 3.27)

Window to rear, radiator, carpet.



## Bedroom 3

10'10" x 10'3" (3.31 x 3.13)

Window to rear, carpet, radiator.



## Bathroom

7'6" x 7'3" (2.30 x 2.22)

Window to side,, bath with hand held shower, wc, wash hand basin, heated towel rail, store cupboard.



## Externally

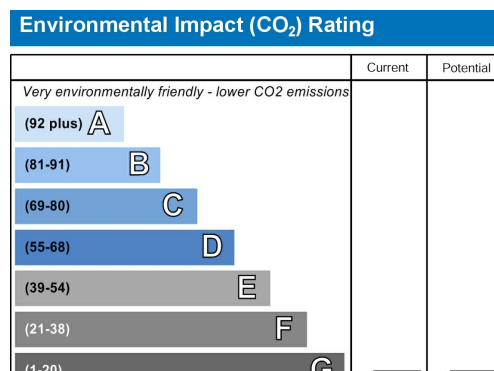
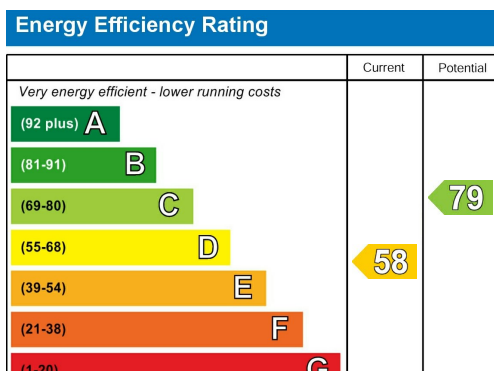
Front landscaped forecourt gated and walled with original railings. Side gate to rear. Rear courtyard, shed, steps lead down to garage.

GARAGE: access via rear lane, roller door, electrics to garage and shed, measuring 4.96m x 2.97(3.84).



## Services

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



**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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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.