

26 Brynyfelin, Llanelli, SA14 8HS



Offers in the region of £124,950



A three bed semi-detached in a cul de sac location in the popular Swiss valley area with views from the front, across the Town to the coastline.

An ideal first time or investment buy, requiring some modernising works, whilst having the benefit of gas central heating, uPVC double glazing and no onward chain.

The accommodation offers Two Reception Rooms, Kitchen, Bathrooms Upstairs & Downstairs and Three Bedrooms. Garden to front and Rear.

Viewing By Appointment.

EPC Rating - D, Square Metres -90, Council Tax -B

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RICS

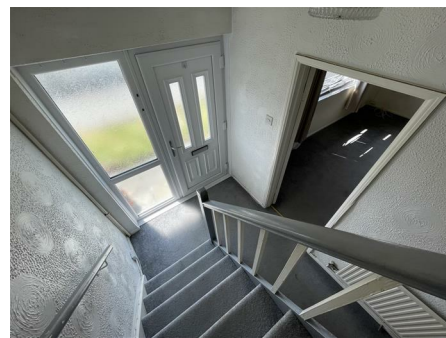


naei | propertymark

PROTECTED

Entrance Hallway

Via uPVC double glazed entrance door with obscure glass, uPVC double glazed window to front with obscure glass, radiator, understairs storage cupboard, textured ceiling, smoke alarm, stairs to first floor.



Lounge

15'2" x 10'5" (4.64 x 3.20)

uPVC double glazed window to front, radiator, wall mounted electric fire, polystyrene ceiling tiles, opening through to:



Dining Room

10'6" x 8'2" (3.21 x 2.49)

uPVC double glazed window to rear, radiator, polystyrene ceiling tiles.



Kitchen

10'5" x 9'6" (3.20 x 2.90)

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, grill & 4 ring gas hob with extractor hood over, stainless steel sink unit, plumbing for dishwasher, radiator, cushioned flooring, breakfast bar, partly tiled walls, uPVC double glazed window to rear, uPVC double glazed door to side with obscure glass, textured ceiling.



Rear Hallway

uPVC double glazed window to side with obscure glass, uPVC double glazed door to side with obscure glass, space for fridge/freezer, textured ceiling, cushioned flooring.



Walk in Storage/Utility

Bi-folding door, uPVC double glazed window to rear with obscure glass, textured ceiling, plumbing for washing machine.



Bathroom

9'4" x 5'5" (2.86 x 1.67)

Fitted with a three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin & low level W.C., partly tiled walls, tiled flooring, textured ceiling, extractor fan, radiator, uPVC double glazed window to side with obscure glass.



First Floor

Landing

uPVC double glazed window to side with obscure glass, textured ceiling.

Bedroom 1

11'7" x 10'2" (3.54 x 3.10)

uPVC double glazed window to front, radiator, textured ceiling, airing cupboard with wall mounted gas central heating boiler.



Bedroom 2

14'0" x 8'9" (4.27 x 2.69)

uPVC double glazed window to rear, radiator, textured ceiling, built in storage cupboard with hanging space.



Bedroom 3

7'4" x 8'11" (2.26 x 2.74)

uPVC double glazed window to front, radiator.



Bathroom

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin & low level W.C., fully tiled walls, cushioned flooring, radiator, uPVC double glazed window to rear with obscure glass, polystyrene ceiling tiles.

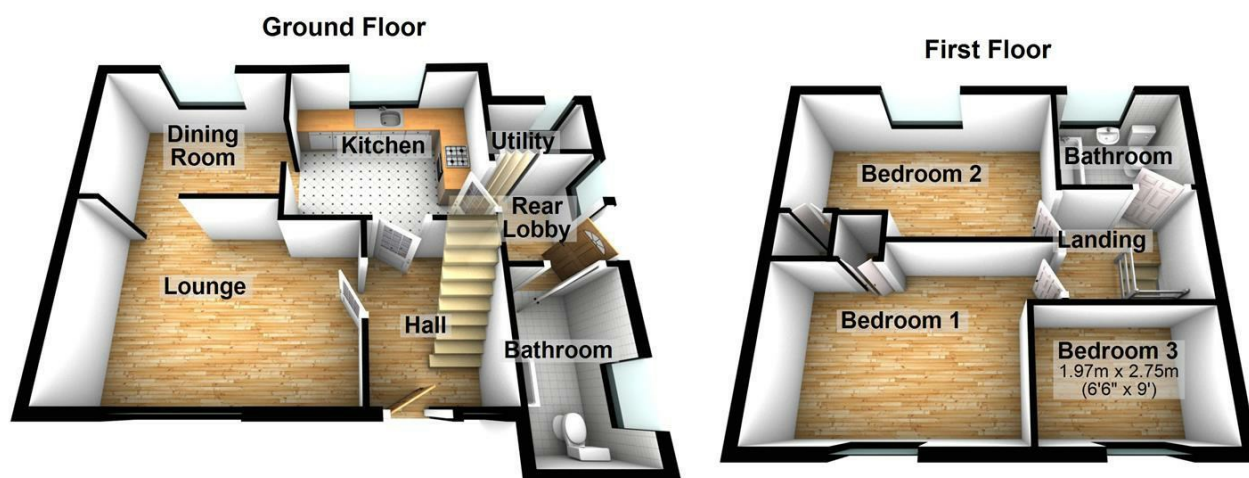


External

Front garden laid to lawn, paved patio, side access to rear, steps up to tiered garden laid to lawn, patio area.

Services

We are advised that there is mains gas, electric, water & 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		
	68	85

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.