

Flat 1 & Flat 2, 15 John Street, Llanelli, Carmarthenshire, SA15 1UH



Asking price £125,000



This property is currently under offer at £100,101.

Anyone wishing to make an offer over and above this amount should contact the selling agents Mallard Properties on 01554 777 007 prior to the exchange of contracts.

Mid-terraced modernised house split into two flats.

The ground floor flat - living room, bedroom, kitchen, hallway, bathroom with shower, courtyard garden, rear gate access, parking bay.

The first floor flat - open kitchen living room, bedroom, shower room, bedroom 2.

The property is located in the centre of Llanelli, has been modernised and both flats were tenanted until a short while ago. Rental demand is high in the area, good

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RICS



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PROTECTED

Main Entrance Lobby

Carpet, doors to both flats, wall mounted consumer unit, meters.

Ground Floor Flat 1

Hall

Carpet.

Living Room

14'7" x 12'3" (4.46 x 3.74)

Bay window to front, carpet, electric radiator.



Kitchen

13'8" x 8'6" (4.17 x 2.60)

Window to side, base and wall units, sink, electric cooker, hob, extractor, space for washing machine and fridge freezer, , water heater wall mounted, lino flooring/carpet, part tiled walls, electric radiator.



Bathroom

Shower, wc, wash hand basin, extractor, window to rear, part tiled, lino flooring.



Bedroom

10'4" x 10'2" (3.17 x 3.11)

Window facing rear, carpet, electric radiator.



Flat 2 First Floor

Hall

Carpet.



Living Kitchen

16'6" x 14'2" (5.05 x 4.33)

Bay window and window to front, carpet/lino flooring, two radiators, base and wall units to kitchen area, sink, water heater to wall, space for fridge freezer, space for washing machine, electric oven, hob and extractor.



Bathroom

Wc, wash hand basin, shower, window to side, part tiled.



Bedroom 1

10'5" x 7'7" (3.19 x 2.33)

Window facing rear, carpet, radiator.



Bedroom 2

8'8" x 7'6" (2.66 x 2.29)

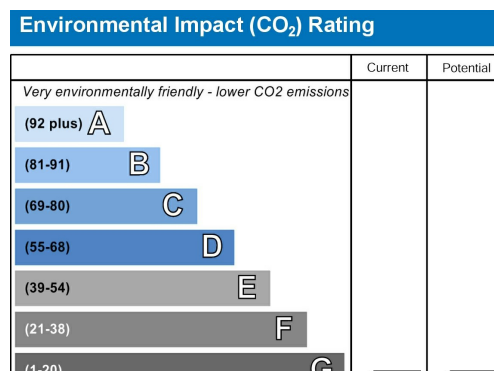
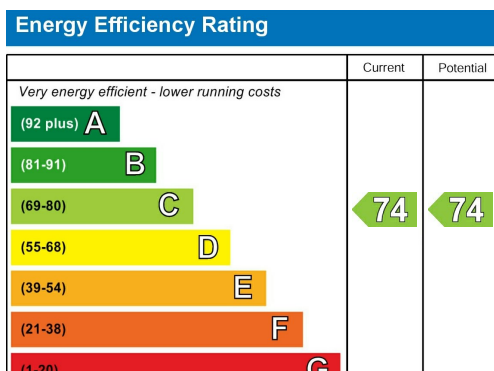
Window facing side, cupboard housing boiler, carpet, radiator.



Externally

Rear Lane access to ground floor flat, single parking slot, fenced and gated to courtyard garden, ground floor flat only for garden.





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.