

## 48 Panteg, Llanelli, SA15 3TE



**Asking price £155,000**



A well presented mid-terraced house located in the Felinfoel area of Llanelli, close to all amenities, schools and good access to local Hospital and link Road to M4. Deceptively spacious throughout with Three Bedrooms, Two Bathrooms and handy Attic Room, make this appealing for First Time buyers, Families or Investment. Added benefit of good sized garden to the rear and parking space to the front.

Viewing By Appointment.

EPC Rating-C, Square Metres-111, Council Tax-C

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**RICS**



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PROTECTED

## Entrance Hallway

Via uPVC double glazed entrance door, stairs to first floor, laminate flooring, understairs storage cupboard, radiator, coved & textured ceiling.



## Lounge

20'11" x 9'6" (11'8" max) (6.38 x 2.90 (3.56 max))

uPVC double glazed window to front, uPVC double glazed French doors to rear, laminate flooring, two radiators, fireplace with log effect electric fire, smooth ceiling.



## Kitchen

12'4" x 10'2" (3.76 x 3.12)

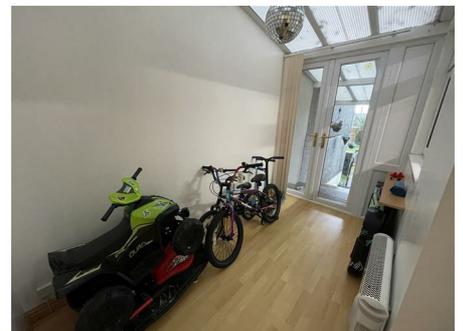
Fitted with base & wall units with complimentary worksurface over, 1 1/2 composite sink unit, freestanding electric oven, grill & 4 ring gas hob with extractor hood over, space for fridge/freezer, laminate flooring, fully tiled walls, radiator, uPVC double glazed window to side, uPVC double glazed door to side with obscure glass.



## Lean to

9'11" x 5'4" (3.03 x 1.65)

uPVC double glazed French doors to rear, wall mounted electric heater, laminate flooring, polycarbonate roof.



## Utility Room

6'7" x 7'6" (2.03 x 2.30)

Fitted with base units and worktop, plumbing for washing machine, laminate flooring, radiator, uPVC double glazed window to rear.



## Shower Room

Fitted with a three piece suite comprising of low level W.C., wash hand basin & vanity unit and shower cubicle, laminate flooring, Respatex to walls & ceiling, heated towel rail.



## FIRST FLOOR

### Landing

Split level landing, textured ceiling, spiral staircase to attic room.



### Bedroom 1

15'10" x 9'3" (4.85 x 2.82)

Two uPVC double glazed windows to front, textured ceiling, radiator, wardrobes with sliding mirrored doors.



## Bedroom 2

11'3" x 9'5" (3.43 x 2.89)

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



## Bedroom 3

7'4" x 7'3" (2.25 x 2.22)

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



## Bathroom

Fitted with a three piece suite comprising of low level W.C., panelled bath & wash hand basin with vanity unit, fully tiled walls, heated towel rail, tiled flooring, textured ceiling, uPVC double glazed window to side with obscure glass.



## SECOND FLOOR

### Landing

Under eave storage.

### Attic Room

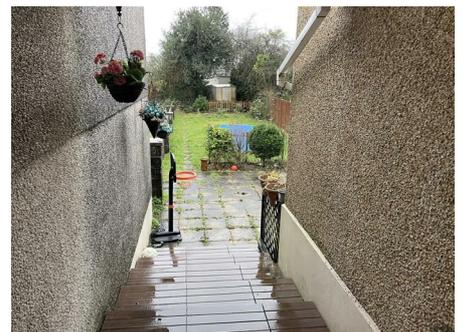
8'6" x 8'6" (2.61 x 2.60)

Velux window to rear, spot lighting.



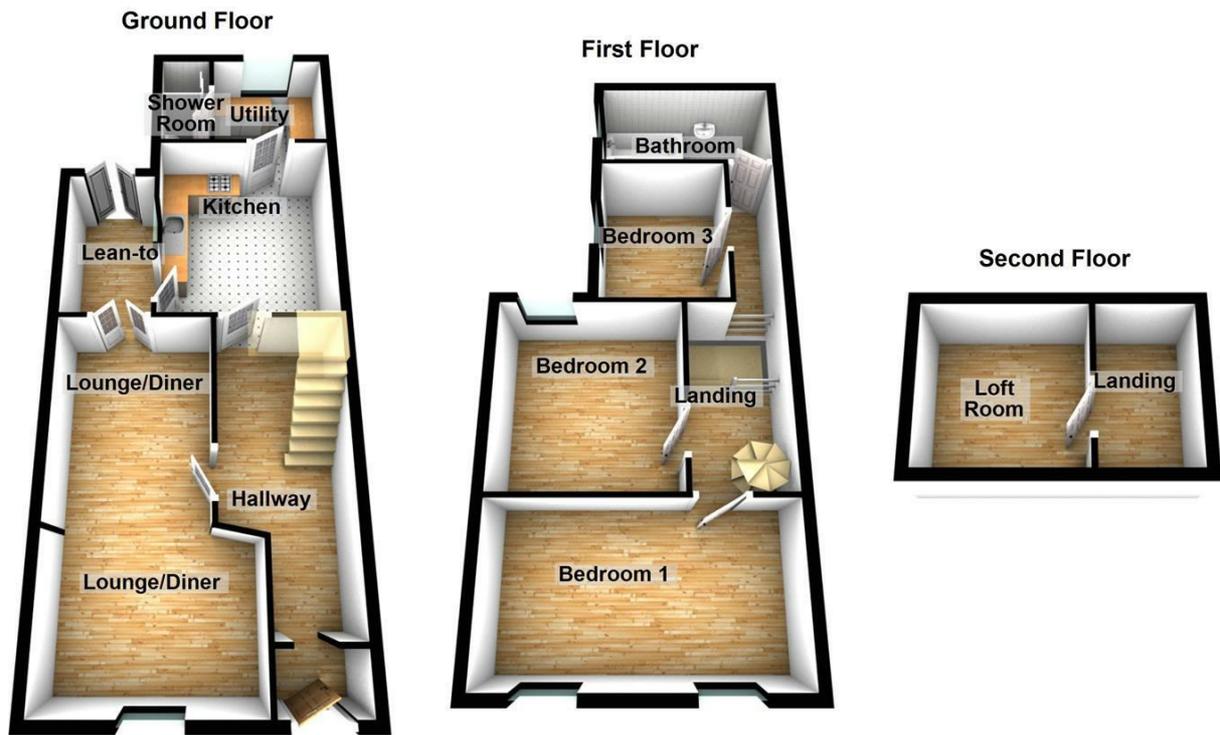
## External

Space for off road parking to front, covered porch, rear garden laid to lawn with various trees & shrubbery, storage shed, access to cellar.



## Services

Mains gas, electric, water & drainage. Solar panels to rear roof (owned, all paperwork available)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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

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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.