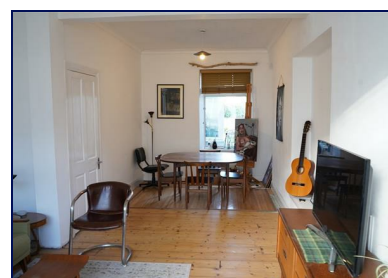


27 Albert Street, Llanelli, Carmarthenshire, SA15 2SY



Offers in the region of £164,995



A three bedroom mid terrace property beautifully decorated and conveniently located a stones throw away from Llanelli town centre. The property boasts a large living dining room with a bay window, a sitting room and includes a window seat in the square bay window and kitchen to the ground floor. Upstairs there are three bedrooms, two doubles and a single, and a stylish family bathroom. The front of the property has on street residents parking, and a gated front forecourt. To the rear a fully enclosed courtyard. Period house transformed to modern home. Recently upgraded boiler. The property is ready to move into.
EPC: C Square Metres: 103 Council Tax Band: C

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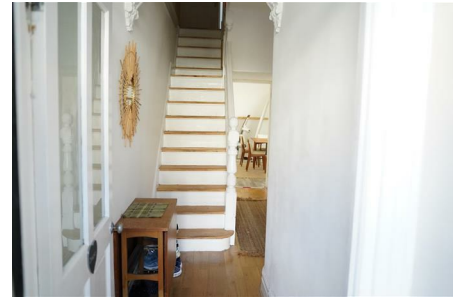
PROTECTED

Porch

Entered via front door, tiled flooring, door to:

Hallway

Stairs led to the first floor with under stairs storage area, solid wood flooring, radiator, doors lead to:



Lounge / Dining Room

21'06 x 11'8'09 (6.55m x 3.35m/2.67m)

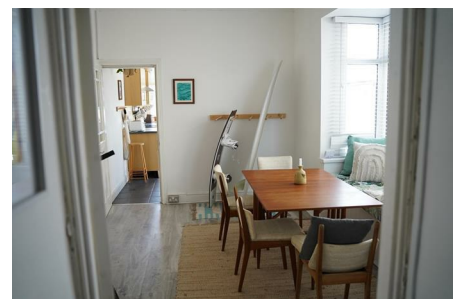
Double glazed bay window to front with further double glazed window to rear, two radiators, twin alcoves, coved ceiling.



Sitting Room

13'11 x 9'0 (4.24m x 2.74m)

Double glazed box bay to side with window seat, laminate flooring, radiator, coved ceiling, door to:



Kitchen

12'01 x 9'03 (3.68m x 2.82m)

fitted with a range of matching base and wall units, stainless steel sink, integrated electric oven with ceramic hob and extractor fan over, space for washing machine, space for tumble dryer, space for fridge freezer, tiled flooring, double glazed window to rear, double glazed door to side.



Landing

Split level landing, doors lead to:

Bedroom One

15'09 x 10'05 (4.80m x 3.18m)

Two double glazed windows to front, radiator, coved ceiling,



Bedroom Two

11'03 x 9'03 (3.43m x 2.82m)

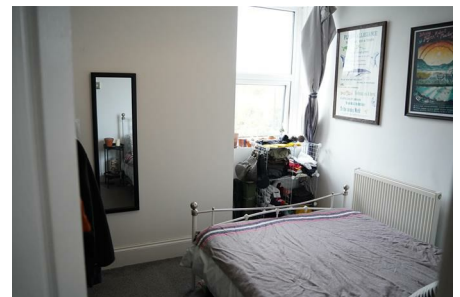
Double glazed window to rear, radiator, coved ceiling.



Bedroom Three

9'03 x 8'08 (2.82m x 2.64m)

Double glazed window to rear, radiator, coved ceiling.



Bathroom

6'03 x 5'08 (1.91m x 1.73m)

Fitted with a suite comprising of a low level W.C, pedestal wash hand basin, paneled bath with shower over, tiled flooring, part tiled walls, wall mounted heated towel rail, obscure double glazed window to side, loft access.



Externally

Front gated court yard, wall and railings. Rear enclosed courtyard garden, gate to rear lane.



Services

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



For Illustration Purposes Only
Plan produced using PlanUp.

| 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 | | |
| | 69 | 80 |

| 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

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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.