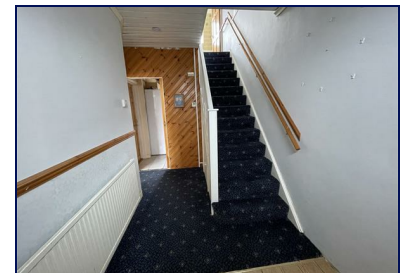


49 Capel Road, Llanelli, Carmarthenshire, SA14 8SL



Offers in the region of £249,995



A detached character property with plenty of potential, good sized garden to the rear and a standout features of this home is the generous parking space, adding to the convenience and appeal. This would make an ideal family home with the benefit of detached garage, close to local schools, hospital and a short drive from Trostre Retail Park.

The accommodation, in need of some sympathetic updating, comprises of Entrance Hallway, Lounge, Kitchen, Sitting Room, Conservatory, Three Bedrooms & Bathroom.

No onward chain, simplifying the buying process and viewing is by appointment.

EPC Rating - E, Square Metres - 94, Council tax- E.

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RICS

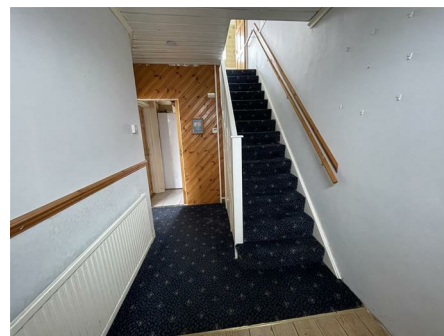


naea | propertymark

PROTECTED

Entrance Hall

Via uPVC entrance door, stairs to first floor, tongue & groove panelling to ceiling, understairs cupboard, radiator, dado rail, part tiled floor.



Lounge

14'2" into bay x 13'3" (4.34 into bay x 4.05)

uPVC double glazed window to front, fireplace with marble hearth, tiled surround & log effect gas fire, dado rail, coved ceiling, radiator.

Kitchen

7'10" x 12'1" (2.39 x 3.69)

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, grill & 4 ring hob with extractor hood over, 1/1/2 composite sink unit, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, tongue & groove panelling to ceiling, wall mounted gas central heating boiler, uPVC double glazed window to rear, single glazed window to side, uPVC double glazed door to side with obscure glass.



Sitting Room

11'10" x 11'9" (3.61 x 3.60)

Double glazed sliding doors to rear, radiator, laminate flooring, fireplace with coal effect electric fire, dado rail, coved & textured ceiling.



Conservatory

10'0" x 8'0" (3.07 x 2.44)

of uPVC double glazed construction with single glazed roof, tiled flooring, uPVC double glazed sliding doors to rear.



FIRST FLOOR

Landing

Access to attic space, uPVC double glazed window to side with obscure glass, dado rail, airing cupboard.



Bedroom 1

14'8" into bay x 11'10" into wardrobe (4.49 into bay x 3.63 into wardrobe)

uPVC double glazed bay window to front, radiator, textured & coved ceiling, built in wardrobes with storage & hanging space.



Bedroom 2

11'7" x 11'11" (3.55 x 3.64)

uPVC double glazed window to rear, radiator, textured & coved ceiling.



Bedroom 3

7'11" x 7'6" (2.43 x 2.30)

uPVC double glazed window to front, radiator, coved ceiling.



Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and shower cubicle, partly tiled walls, radiator, textured ceiling, uPVC double glazed window to rear with obscure glass.



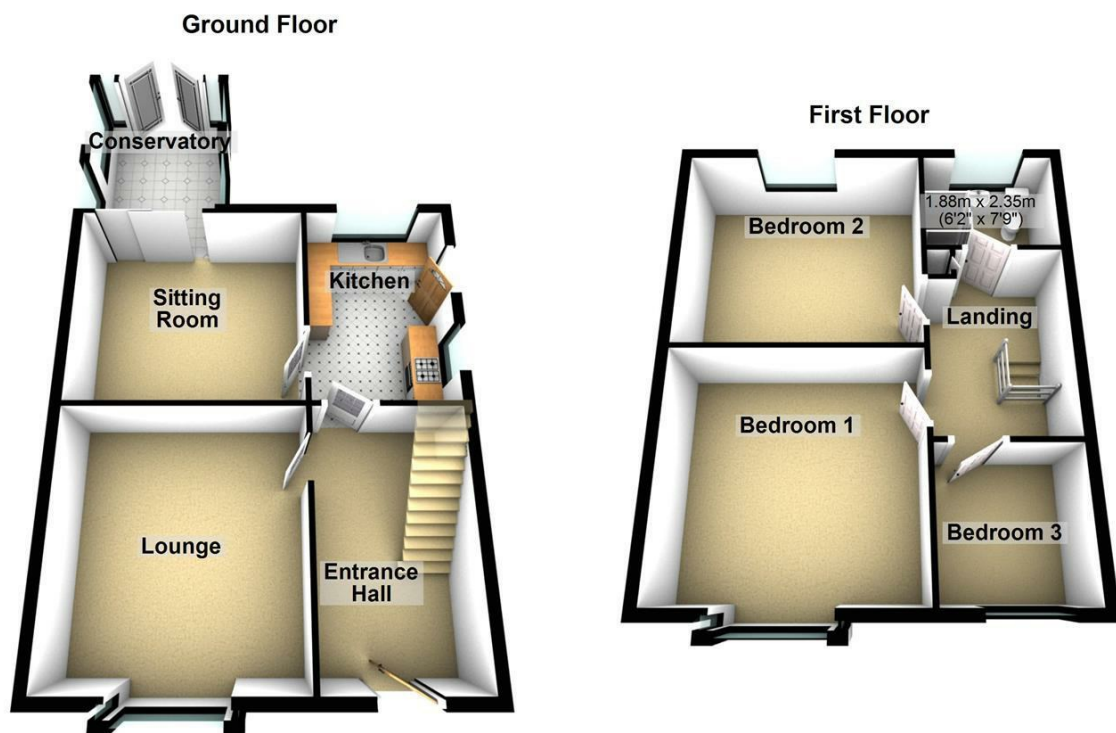
Externally

Front forecourt with tarmac driveway leading to detached garage, gated side access to rear garden laid to lawn, timber shelter, outbuilding with storage & W.C.



Services

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		
	39	71

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		
	1	1

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.