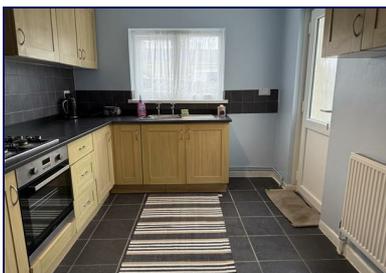


35 Havelock Street, Llanelli, Carmarthenshire, SA15 2BP



Asking price £149,995



An end of terrace modernised house, with no onward buying chain.

The property has a large workshop garage to the rear and a concrete yard, that could be utilised for many uses. The garage has metal doors, electricity, pit, and is block built, accessed via the side lane gates. This area can be separated from the houses rear patio area.

Internally the living space offers open plan living dining room, utility, and kitchen to ground floor. Upstairs are the three bedrooms and modern bathroom. The bedrooms are one double and two singles.

EPC: D Square Metres: 84 Council Tax Band: TBC

Mallard
chartered surveyors · estate agents · lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS



naea | propertymark

PROTECTED

Porch



Hallway

Stairs to first floor, radiator, understair cupboard.



Living Dining Room

22'7" x 13'1"(12'1") (6.9 x 4.0(3.69))

Window to front, two radiators, meter cupboards.



Downstairs utility

Window to rear, wall mounted boiler, spaces for washing machine, tumble dryer.



Kitchen

10'2" x 8'9" (3.10 x 2.67)

Window to rear, door to side, base and wall units, sink, built in oven, gas hob, extractor, radiator, space for tall fridge freezer.



FIRST FLOOR LANDING

Window to rear, cupboard, loft access.



Bedroom 1

10'5" x 10'1" (3.20 x 3.09)

Window to front, radiator.



Bedroom 2

11'1" x 6'2"(8'5") (3.39 x 1.89(2.59))

Window to front, radiator.



Bedroom 3

7'8" x 6'9" (2.34 x 2.07)

Window to rear, radiator.



Bathroom

7'8" x 5'6" (2.36 x 1.68)

Bath with shower over, hidden cistern wc, vanity housed wash hand basin, window to rear, lino to floor, radiator.



Externally

Patio area close to house. Side gate and double gates access the rear concrete yard, accessing the garage/workshop.



Workshop Garage

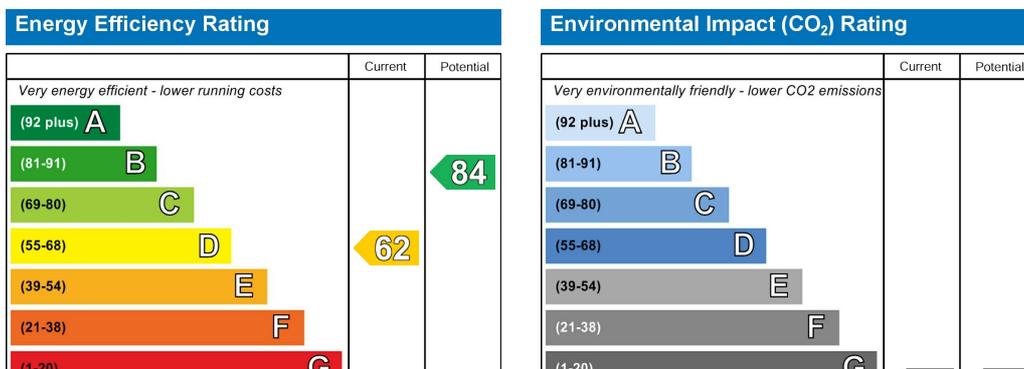
measurments to follow (measurments to follow)

Triple metal doors, electrics, pit.



Services

Advised all services are mains, wide angled lens has been used on occasion.



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.