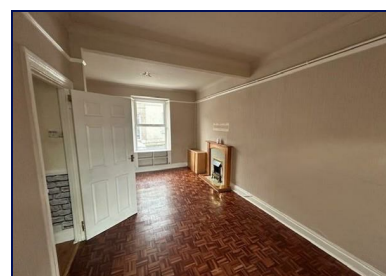
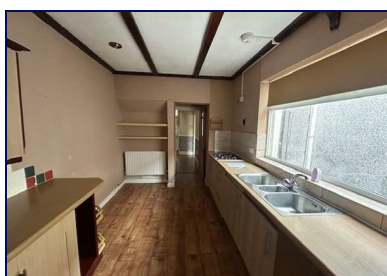


11 Russell Street, Llanelli, Carmarthenshire, SA15 1BH



Asking price £90,000



Mallard Estate Agents are now in receipt of an offer for the sum of £90,000.00 for 11 Russell Street, Llanelli. SA15 1BH
Anyone wishing to place an offer on the property should contact Mallard Estate Agents 2-4 Station Road, Llanelli. SA15 1AB. 01554 777007 before exchange of contracts.

Mid terrace three bedroom house with no onward buying chain, which is situated close to local amenities and transport links.
The property is in need of modernising and this is reflected in the price. The living space offers open living dining room, kitchen and downstairs bathroom, three bedrooms to first floor, made up of two doubles and a single. Rear garden is mainly patio paved and has scope for rear lane access.

Please note All services/appliances have not, and will not be tested.

EPC: E Square Metres: 82 Council Tax Band: B

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

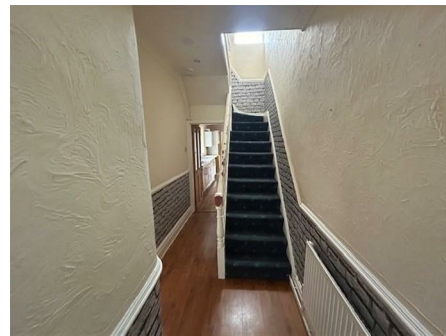


naea | propertymark

PROTECTED

Entrance Hall

Stairs to first floor, under stairs cupboard, radiator, textured ceilings



Lounge

20'11" x 11'5" (6.4 x 3.5)

Double glazed windows, double glazed door to rear, radiator x 2, parquet flooring, textured ceilings



Kitchen

15'1" x 8'8" (4.6 x 2.65)

Fitted wall and base units with worktop over, stainless steel sink, space for integrated oven, gas hob, space for washing machine, tumble dryer, space for fridge-freezer, tiled flooring radiator, worcester combi boiler, double glazed door to side.



Landing

Double glazed window to rear, access to loft

Bedroom 1

11'9" x 8'6" (3.6 x 2.6)

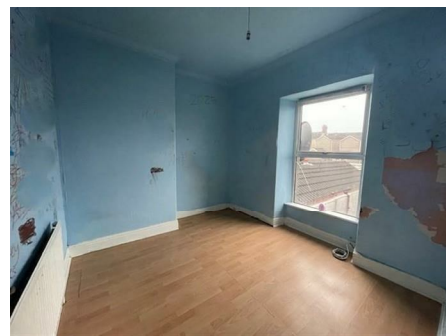
Double glazed window to front, radiator, textured ceiling, part fitted wardrobes



Bedroom 2

11'5" x 8'10" (3.5 x 2.7)

Double glazed window to rear, radiator, textured ceilings.



Bedroom 3

8'10" x 6'6" (2.7 x 2)

Double glazed window to front, radiator, textured ceilings

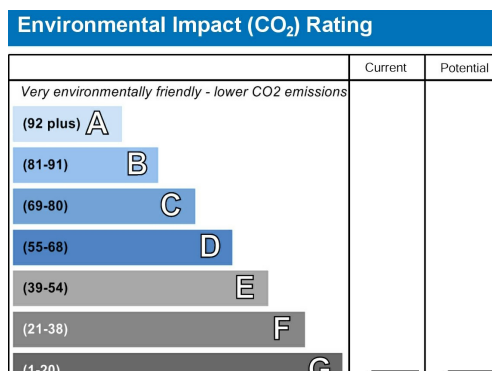
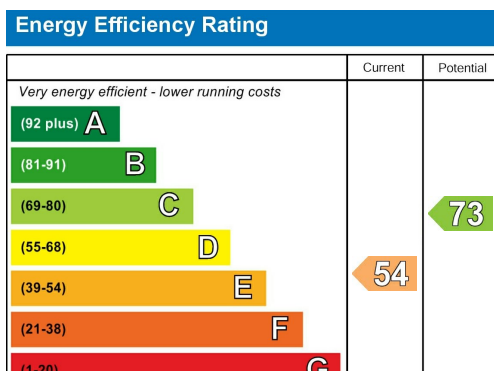


External

Enclosed rear garden which is mainly patio paved with scope for rear lane access

Services

Advised all mains, wide angled lens used on occasion. All services/appliances have not, and will not be tested



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.