

## 48 Maes Yr Haf, Llanelli, SA15 3NE



**Offers in the region of £114,950**



A semi-detached house, perfect for investment or first time buy located in a residential area, close to local shops, Primary & Secondary Schools and Hospital.

The property, which has been a much loved family home for many years, is now ready for the next chapter, requires modernising throughout, has the benefit of gas central heating and good sized garden with patio. Added appeal of no onward chain and offers Two Bedrooms, Upstairs Bathroom and Two Reception Rooms.

Viewing By Appointment

EPC Rating-D, Square Metres-76, Council tax-B

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PROTECTED

## Entrance Hallway

Via uPVC double glazed entrance door, stairs to first floor, radiator, uPVC double glazed window to front with obscure glass, textured ceiling.



## Sitting Room

10'7" x 9'1" (3.24 x 2.77)

uPVC double glazed window to front, radiator, fireplace with marble surround & hearth (gas fire disconnected), coved ceiling.



## Lounge

18'10" x 10'0" (11'8") (5.76 x 3.06 (3.56))

uPVC double glazed sliding door to rear and uPVC double glazed window, two radiators, fireplace with coal effect gas fire with tiled hearth & surround, textured & coved ceiling.





## Kitchen

10'10" x 6'3" (3.32 x 1.91)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, space for cooker, plumbing for washing machine, linoleum flooring, partly tiled walls, radiator, uPVC double glazed window to side, uPVC double glazed door to rear with obscure glass, coved & textured ceiling.



## FIRST FLOOR

### Landing

Access to attic space (boarded), airing cupboard with slatted shelving and radiator.

### Bedroom 1

15'1" x 10'0" (4.60 x 3.06)

Two uPVC double glazed windows to front, radiator, coved ceiling, fitted wardrobes and overhead storage.



### Bedroom 2

9'2" x 10'1" (2.80 x 3.08)

uPVC double glazed window to rear, radiator, coved & textured ceiling, cupboard housing wall mounted gas central heating combi boiler.



## Bathroom

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



## External

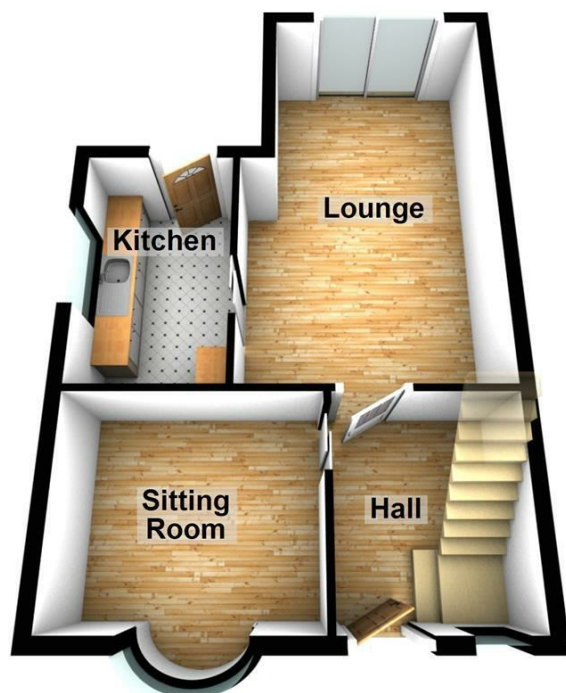
Sloped front garden laid to lawn, steps down bordered by chippings to one side, side garden laid to lawn, access to rear with patio area, garden laid to lawn, brick built storage shed.



## Services

Mains gas, electric, water & drainage.

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(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

### 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.