

## The Nurseries Bassett Terrace, Pwll, Llanelli, Carmarthenshire, SA15 4DU



**Offers in the region of £389,995**



Opportunity to purchase a modern four bedroom detached double fronted house standing on approx. a third of an acre of land, offering two entrances for off road parking, two detached garages/workshop/yard, numerous kennels and enclosed compound. Corner plot in sought after Pwll.

The property offers huge scope for family, commercial usage. The house has been modernised and an extension has been started, a work in progress for the future buyer, plans are available.

This area of Pwll is perfect for commuting on the coastal A484 to Burry Port and Llanelli and further.

Access to the local coastal path, local schools to hand.

The substantial garage spaces and workshops could be for personal use or maximised for business use, and the house and work areas could be split to suit a new owner's needs.

EPC: Pending Square Metres: Pending Council Tax Band: E

**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**



naei | propertymark

PROTECTED

## Front Porch

Laminate flooring, glazed to three sides.



## Hallway

Door to basement stairs, carpet.

## Living Room

12'5" x 12'1" (3.80 x 3.70)

Window to front, laminate flooring, radiator.



## Sitting Room

12'4" x 12'0" (3.76 x 3.68)

Window to front, radiator, laminate flooring.

## Kitchen Breakfast Room

18'9" x 11'10" (5.73 x 3.61)

Base and wall units, worktop sink, built in oven, hob, extractor, part tiled walls, tiled floor, window to rear and side, doors to side (into planned extension) space for fridge freezer. area for dining table and chairs, radiator.

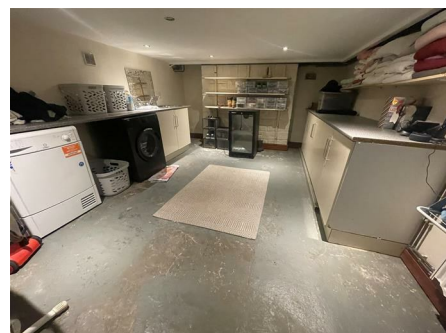
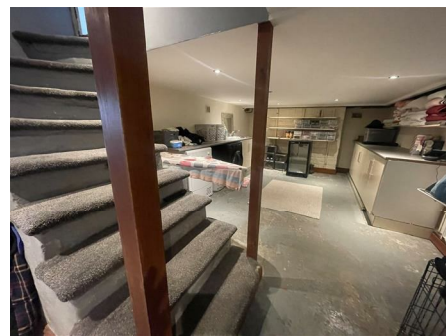




## **BASEMENT**

20'3" x 11'8" (6.18 x 3.56)

Stairs lead down to basement, base units, electrics, water, spaces for washing machine, tumble dryer, door to Store Room with carpet, measuring 3.56m x 2.38m



## **FIRST FLOOR**

### **Landing**

Split landing, window facing side.

### **Bedroom 1**

12'4" x 10'9" (3.78 x 3.28)

Window facing front, radiator, fitted mirrored wardrobes, laminate flooring.



## Bedroom 2

12'6" x 9'5" (3.82 x 2.88)

Window facing front, radiator, fitted wardrobes.



## Bedroom 3

12'6" x 9'5" (3.82 x 2.88)

Window facing front, radiator, laminate flooring.



## Bathroom

8'4" x 6'11" (2.56 x 2.13)

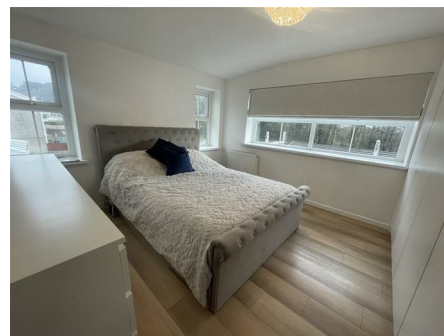
Corner bath, corner shower, wash hand basin, wc, extractor fan window facing rear, heated towel rail, laminate flooring.



## Bedroom 4

12'8" x 12'8" (3.88 x 3.88)

Windows to side and two to rear, radiator, built in wardrobes, laminate flooring.



## EXTERNALLY

### Main Garage

22'4" x 20'9" (6.82 x 6.34)

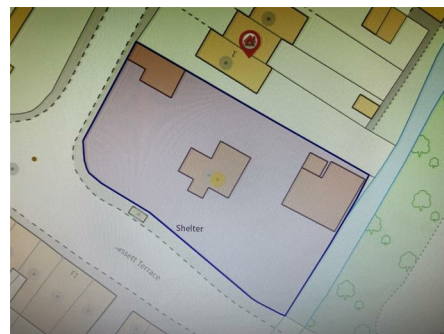
Roller door to front, 7 sockets, 9 double lights, 4 outside lights, door to rear.



### Office

9'4" x 7'3" (2.86 x 2.23)

8 double sockets, 1 light, wood cladding outside, box profile roof, insulated, window and door.



### Second Garage

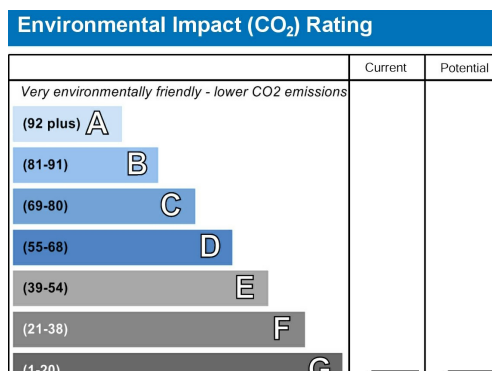
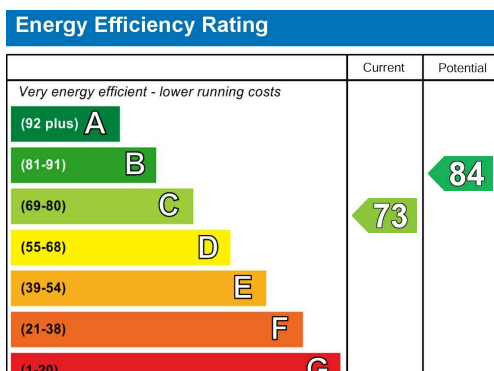
22'4" x 13'9" (6.82 x 4.20)

3 lights, 2 sockets, roller door.

### Workshop

25'1" x 11'5" (7.66 x 3.5)

7 sockets, 5 lights, window and door.



**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.