

17 Y Gaer, Llanelli, SA14 8PF



Asking price £139,950



A deceptive semi-detached house which has been extended to side and rear with wrap around Sun Room, providing extra space for Family Living. Located within walking distance of local schools, close to Prince Philip Hospital and link road to J48/M4. The property benefits from off road parking, good sized garden & gas central heating. The accommodation comprises of Hallway, Sitting Room, Lounge, Kitchen, Three Bedrooms, Bathroom, Side Porch/Sun Room. No Chain. Viewing By Appointment.

EPC Rating - D, Square Metres - 127, Council Tax - 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



naea | propertymark

PROTECTED

Entrance

Via uPVC door with obscure glass into

Lean to Porch/Sun Room

28'8" x 7'6" (11'3" max) (8.75 x 2.31 (3.44 max))

Tiled flooring, poly-carbonate roof, uPVC double glazed window to rear, door to main hallway, timber French doors leading through to:



Sun Room/Dining Room

23'9" x 9'3" (7.25 x 2.82)

A versatile room suitable for a dining, family room or potential further kitchen space, tiled flooring, two uPVC double glazed windows to rear, uPVC double glazed windows to side with obscure glass, uPVC double glazed door to rear with obscure glass, poly-carbonate roof, two wall lights, base units with complimentary worksurface over, stainless steel sink unit, door to kitchen.



Hallway

Stairs to first floor, radiator, uPVC single glazed window to side.

Sitting Room

9'10" x 11'8" (3.01 x 3.57)

uPVC single glazed window to front, stone clad bar and fireplace with marble hearth, radiator, smooth ceiling, timber French doors opening through to:



Lounge

11'8" x 11'8" (3.56 x 3.58)

uPVC single glazed window to front, radiator, smooth ceiling, food hatch, built in storage cupboard, brick fireplace with marble hearth.



Kitchen

6'4" x 9'4" (1.95 x 2.85)

Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, separate grill and 4 ring electric hob, stainless steel sink unit, tiled flooring, radiator, uPVC single glazed window to the side, uPVC door to side with obscure glass, smooth ceiling, door to pantry with shelving & uPVC single glazed window to side with obscure glass.



First Floor

Landing

Access to loft space, uPVC single glazed window to side with obscure glass, smooth ceiling.

Bedroom 1

11'5" x 11'6" (3.49 x 3.52)

uPVC single glazed window to front, radiator, smooth ceiling, cupboard housing wall mounted gas central heating boiler.



Bedroom 2

12'6" x 10'5" (3.82 x 3.19)

uPVC single glazed window to front, radiator, smooth ceiling.



Bedroom 3

8'0" x 9'0" (2.44 x 2.75)

uPVC single glazed window to rear, radiator, smooth ceiling, laminate flooring.



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 ceiling, radiator, uPVC single glazed window to rear with obscure glass.



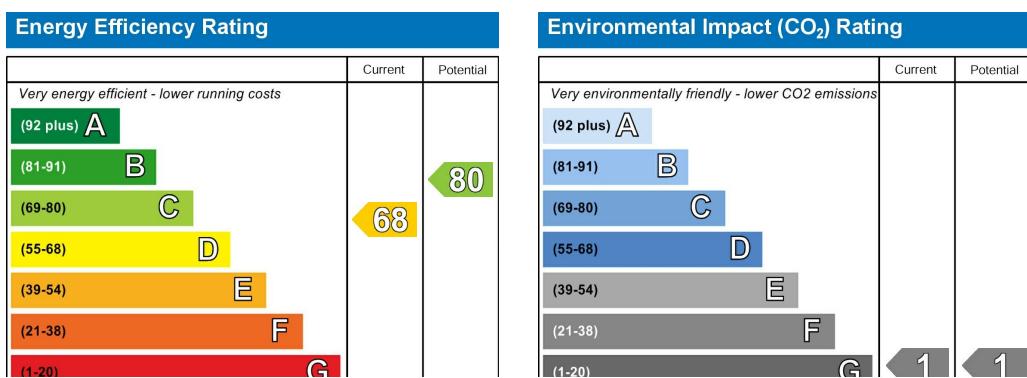
External

Off road parking area to the front with steps down to the front of the property, rear garden laid to lawn, breeze block storage shed.



Services

Mains gas, water electric & drainage. Please note these photos have been taken using a wide angle lens.



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.