

# Burlington House Gelli Deg, Llanelli, Carmarthenshire, SA14 8RY



**Asking price £119,950**



A three bedroom semi detailed in an elevated position located a short distance from Llanelli Town centre and Trostre retail park. The property itself is in need of some renovation works in order to bring it up to a modern standard. Internally the property comprises of two reception rooms, kitchen, three bedrooms and an upstairs bathroom. the rear garden is laid to lawn with a patio area and space for a green house. Great area for local schools, and Prince Phillip Hospital can be walked to.

EPC: D Square Metres: 86 Council Tax Band: C

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## **Entrance Hallway**

Entered via uPVC front door, stairs lead to the first floor, under stairs storage, radiator, coved ceiling, door to:



## **Sitting Room**

**10'11 x 10'11 (3.33m x 3.33m)**

Double glazed box bay window to front, radiator, electric fire, coved ceiling.



## **Lounge**

**12'11 x 9' (3.94m x 2.74m)**

Aluminium box bay window to rear, two radiators, coved and textured ceiling.

## **Kitchen**

Fitted with a range of matching base and wall units, stainless steel 1 1/2 bowl sink and drainer, integrated double oven with gas hob and extractor hood over, part tiled walls, space for under counter fridge, radiator, gas fire, aluminium windows to side and rear, door leads to the side of the property.



## **Landing**

Aluminium window to side, coved and textured ceiling, radiator, airing cupboard, loft access.

## **Bedroom One**

**11'11 x 10'11 (3.63m x 3.33m)**

Double glazed window to front, radiator, coved ceiling.



## **Bedroom Two**

**12'2 x 10'5 (3.71m x 3.18m)**

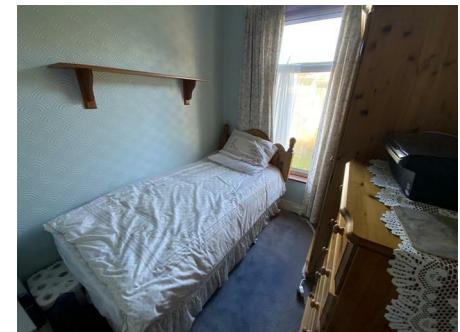
Aluminium window to rear, radiator, coved ceiling.



## **Bedroom Three**

**8'6 x 6'11 (2.59m x 2.11m)**

Aluminium window to rear, radiator, coved ceiling.



## **Bathroom**

**6'4 x 5'10 (1.93m x 1.78m)**

Fitted with a suite comprising of a low level W.C, wash hand basin and bath with shower over, tiled walls, storage cupboard, radiator, double glazed window to front.



## **Externally**

Gated access, steps lead up to the front door and side pedestrian access. From the side door, a path leads to storage sheds and steps up to the rear garden. The rear garden is laid to lawn with a patio area at the rear end of the garden.



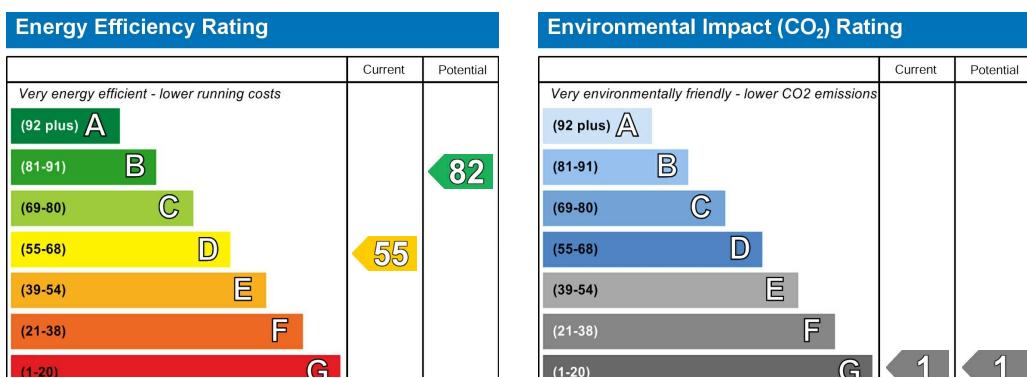
## **Services**

We are advised that all mains services are connected.

Photos are taken with a wide angle lens.

Freehold. Council Tax Band C. EPC - D55





**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.