

## 36. Glenalla Road, Llanelli, Carmarthenshire, SA15 1EG



**Asking price £199,995**



One of best and most thorough modernisations of a classic period home we have had the pleasure to market for sale.

The property is a three double bedroom mid terrace Victorian house, the property has been lovingly restored, new heating, new electrics, new kitchen, new utility, downstairs W.C. added, upstairs stylish shower room, open plan living dining room, spacious new navy kitchen with Fired Earth tiling. The house is well planned, well presented, and the garden has been fully dug out and re-landscaped, rear lane access is a bonus, parking is permit to front along the tree lined road. Central to town, local schools and no works required.

Council Tax Band: C EPC: D Square Metres: 108

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## Entrance Porch

Tiled mosaic floor, dado, original etched glass door into the hall, new front door.



## Hall

Stairs to first floor, understair cupboard with light, tiled mosaic floor, radiator, cornice arch feature, dado rail.



## Living Dining Room

**24'7 x 12'3(9'9) (7.49m x 3.73m(2.97m))**

Bay window to front, French doors to rear garden, three alcoves, built in cupboards, one housing meters and new consumer unit, two radiators, laminate flooring, formerly two rooms, now open plan, inset fireplace, gas log burner installed.



## **Kitchen**

**14'9 x 10'3 (4.50m x 3.12m)**

Window facing side, range of base and wall units, worktop housing one and half bowl sink, larder cupboard, high level double oven, built in hob, extractor fan above, integrated dishwasher, laminate flooring, part tiled walls, three pendant lighting, under cupboard lighting, breakfast bar space, space for tall fridge freezer, radiator, heated towel rail.



## **Utility**

**13'1 x 10'2(7'5) (3.99m x 3.10m(2.26m))**

Window to side and rear, door to rear garden, base and wall units, worktop housing sink, space for chest freezer, tumble dryer, washing machine, tall fridge freezer, part tiled walls, laminate flooring, radiator.



## **Downstairs W.C.**

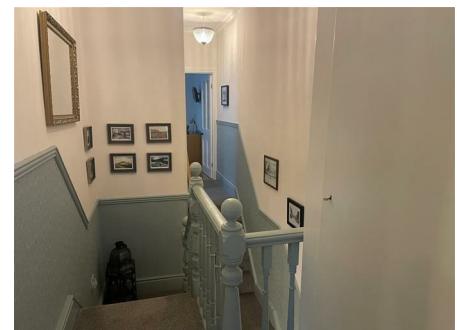
Window to rear, w.c., wall mounted gold glass wash hand basin, radiator, partial panelling to walls.



## **FIRST FLOOR**

### **Split Turn Landing**

New loft access hatch, drop down ladder, dado rail, storage cupboard.



## **Bedroom 1**

**16'9 x 10'5 (5.11m x 3.18m)**

Twin windows to front, radiator, wardobes are staying as fit space well, laminate flooring.



## **Bedroom 2**

**10'9 x 10'4 (3.28m x 3.15m)**

Window to rear, radiator, laminate flooring.



## **Bedroom 3**

**10'2 x 9'0 (3.10m x 2.74m)**

Window to rear, radiator, laminate flooring.



## **Bathroom**

**7'2 x 7'1 (2.18m x 2.16m)**

Corner shower with respertex to walls, vanity housed wash hand basin, w.c., airing cupboard housing Worcester boiler, window to side, heated towel rail, tiled floor, panelling to walls to dado height, spot lights to ceiling. Additional loft access hatch for access to the plumbing above boiler.



## Externally

Wall and gated front forecourt landscaped to paviour blocking. Rear lane access to landscaped terraced garden, new retaining walls, paviour and stone detailing, seating area and quarry tiled pathway to French doors. Mature planting, walled and fenced boundaries. External electrics.

Please note EPC rating was prior to works being done.



## Services

Advised all mains services. Wide angled lense has been used on occasion.

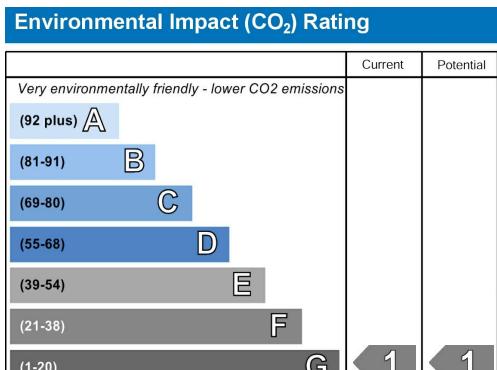
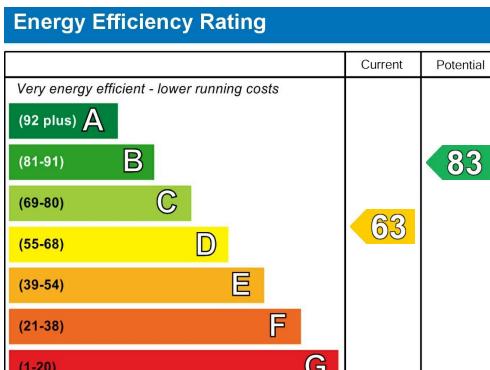
Ground Floor



First Floor



For Illustration Purposes Only  
Plan produced using PlanUp.



**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.