

## Cartref 2, Penceiliogi, Llanelli, Carmarthenshire, SA14 8RL



**Asking price £295,000**



Only on viewing can you appreciate all this house has to offer.

Double fronted semi-detached substantial four double bedroom house in good order throughout.

The property benefits from a detached garage workshop to side and an expanse of parking to the front for multiple vehicles. The original house in stone dates back to 1890 we are told.

There is no onward buying chain and the property has been a family home. Very deceptive space inside. Offers upstairs bathroom, downstairs wc, and good size utility, in addition to the living room, dining room and kitchen and those all important four bedrooms.

Location is well placed for schools, primary and secondary, Trostre Retail Park, commuting links. Plot size approx, 0.14 acres.

EPC: C Square Metres: 143 Council Tax Band: D

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## Entrance Hall

Carpet.



## Living Room

15'5" x 13'8" (4.71 x 4.19)

Window to front, gas fire fireplace, radiator.



## Dining Room

15'4" x 12'10" (4.69 x 3.92)

Window facing front, two radiators, stairs to first floor, open arch to kitchen, carpet.



## Kitchen

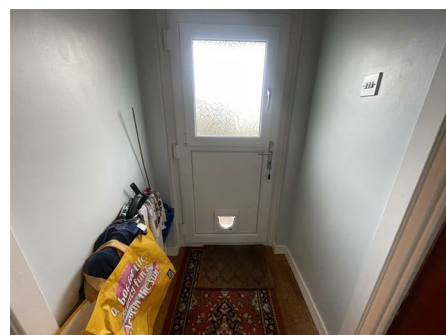
13'5" x 9'2" (4.10 x 2.81)

Base and wall units, quartz worktop, hidden sink, cooker, cork floor, space for american fridge freezer, open arch to dining room, window to rear.



## Rear Hallway

Door(stabe style) to rear garden, radiator, cork floor.



## Utility

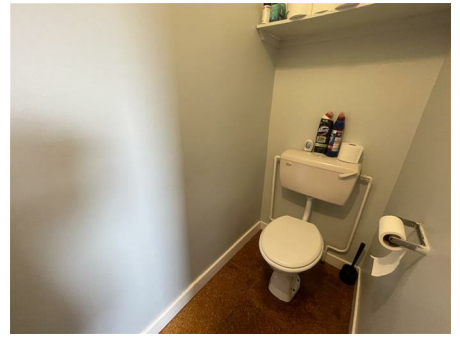
14'1" x 9'2" (4.31 x 2.81)

Window to rear, base units, belfast sink, spaces for washing machine, dishwasher and tumble dryer, wall mounted boiler, consumer unit.



## Downstairs WC

Wc, cork floor. extractor.



## Landing

Turn stairs, carpet.



## Bedroom 1

15'5" (6'8") x 18'9"(12'0") (4.70 (2.05) x 5.74(3.67))

Twin windows facing front, built in triple mirrored wardrobes, two radiators, carpet.



## Bedroom 2

15'5" x 12'0" (4.71 x 3.67)

Window to front, radiator, carpet.





### Bedroom 3

10'4" x 9'6" (3.15 x 2.90)

Window to rear, radiator, carpet, partial dormer ceiling height.



### Bedroom 4

10'8" x 10'4" (3.26 x 3.16)

Window facing rear, carpet, radiator, partial dormer ceiling height.



### Bathroom

11'4" x 6'10" (3.47 x 2.09)

Bath, shower cubicle, vanity housed wash hand basin, wc, window to rear, respatex to walls, radiator, lino flooring, partial dormer height ceiling.



### Externally

Walled front tarmac parking area for multiple vehicles, raised bed mature planting and gravel, side access.

Tarmac driveway to detached garage/workshop door into garden, gate to side of garage into garden, patio terraces to rear for entertaining, leads to expanse of lawn walled and views, mature climbing plants.



## **Garage/Workshop**

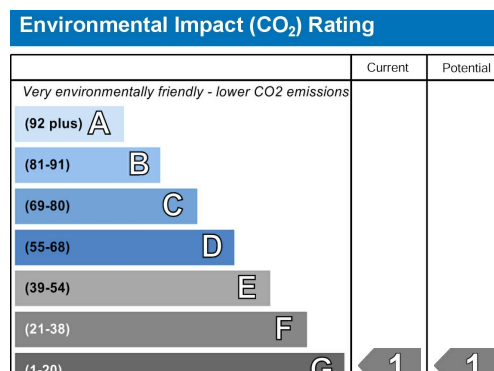
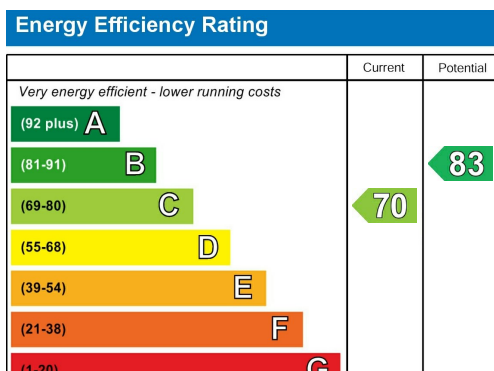
23'0"x 15'5" (7.02x 4.71)

Lights, sockets, work benches, space for car, garge door, window facing side and door into garden.



## **Services**

Advised all mains. Wide angled lens has been used on occasion.



**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

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