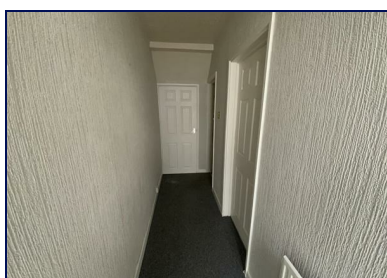


## 34 Prospect Place, Llanelli, Carmarthenshire, SA15 3PS



**No onward chain £95,000**



Located a walking distance from Llanelli Town and the local supermarket Aldi is this two bedroom mid terrace property with no onward chain. The property itself comprises of two reception rooms, kitchen, two bedrooms and an upstairs bathroom. Benefitting from gas central heating and double glazing. Council Tax Band - B. EPC - D61. Freehold. No Chain.

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**RICS**

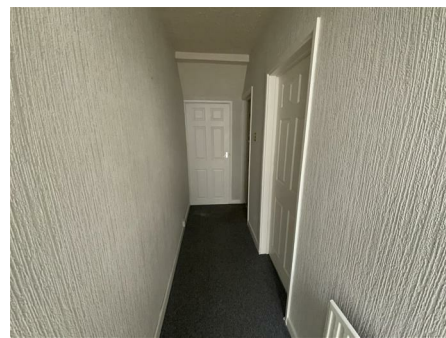


naei | propertymark

PROTECTED

## Hallway

Entered via double glazed front door, radiator, under stairs storage cupboard, doors to:



## Reception One

12'05 x 9'05 (3.78m x 2.87m)

double glazed window to front, radiator, textured ceiling, opens up to:



## Reception Two

13'01 x 9'11 (3.99m x 3.02m)

Double glazed window to rear, radiator, textured ceiling, stairs to first floor, door to:



## Kitchen

13'05 x 10 (4.09m x 3.05m)

Fitted with a range of matching base and wall units, stainless steel sink, integrated oven, gas hob and extractor hood, boiler, space for washing machine, dishwasher and fridge freezer, double glazed windows to rear and side, radiator, door to side.



## Landing

Double glazed window to rear, loft access, storage cupboard, doors to:

## Bedroom One

16'08 x 8'06 (5.08m x 2.59m)

Two double glazed windows to front, two radiators.



## Bedroom Two

11' x 7'07 (3.35m x 2.31m)

Double glazed window to rear, radiator.



## Bathroom

5'08 x 5'05 (1.73m x 1.65m)

Fitted with a suite comprising of a low level W.C, wash hand basin and bath, lino flooring, extractor fan, double glazed window to rear.



## Externally

Permit parking to the front. Steps lead down to the rear court yard. Storage sheds.



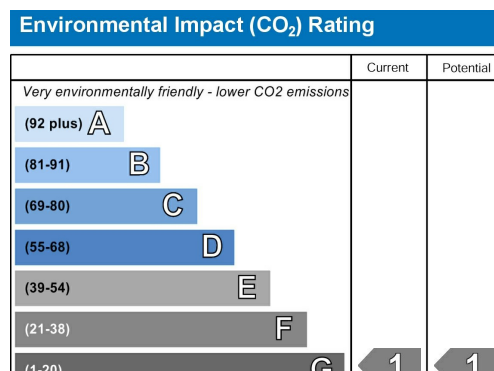
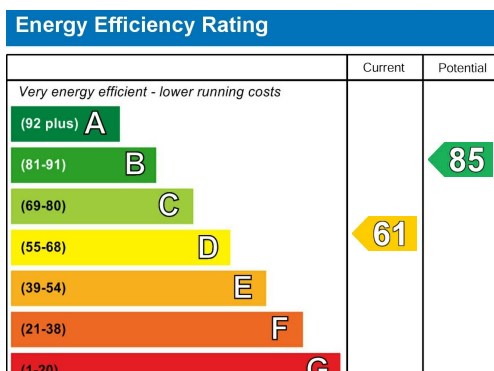
## Services

We are advised that all mains services are connected.

Please note photos are taken with a wide angle lens. Freehold. Council Tax Band - B. EPC - D61.







**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.