

23 Pentre Doc Y Gogledd, North Dock, Llanelli, Carmarthenshire, SA15 2JW



Offers in the region of £169,995



Semi-detached three storey 4/5 bedroom town house in the Pentre Doc Y Gogledd seafront development on Llanelli beachfront.

Please note leasehold, 125 year lease with 104 years left to run.

The property is the largest style townhouse built there, has no onward buying chain, a south west facing rear garden, garage and front driveway.

The living space offers flexible living, for families or individuals wanting the location and use of 4/5 bedrooms as perhaps other rooms. The area offers access to the coastal A484 road for travel links, local restaurant, access to schools and shops or just walks on the beach/cycle path.

EPC: C Square Metres: 98 Council Tax Band: E

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RICS



naei | propertymark

PROTECTED

Hall

Stairs to first floor.

Kitchen Living Room

21'8" x 13'10"(7'2") (6.62 x 4.22(2.19))

Window facing front, sliding doors to rear, two radiators, kitchen base and wall units, worktop, sink, built in oven, hob, extractor, space for washing machine, space for fridge freezer.



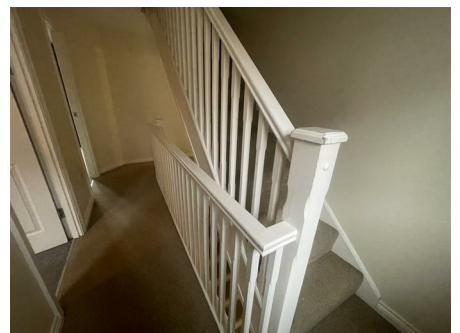
Downstairs Cloaks/Wc

Wc, wash hand basin. radiator.



MID FLOOR LANDING

Window to front, stairs to top floor.



Bedroom 1

13'4 x 10'8 (4.06m x 3.25m)

Doors to rear, radiator.



En-Suite Shower Room

6'11" x 4'1" (2.12 x 1.27)

Shower, wash hand basin, wc, radiator.



Bedroom 2/Sitting Room

15'5 x 7'10 (4.70m x 2.39m)

Window to front and rear, radiator.



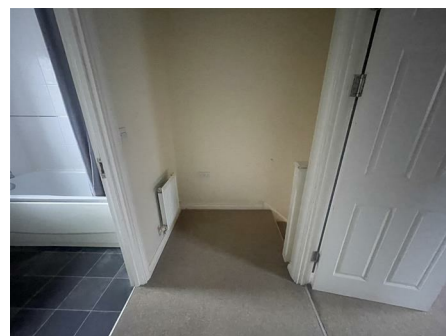
Bedroom 3/Office

8'3 x 7'7 (2.51m x 2.31m)

Window to front, radiator.



TOP FLOOR LANDING



Bathroom

6'5" x 5'6" (1.97 x 1.70)

Bath, wash hand basin, wc, radiator.



Bedroom 4

9'11" x 7'3" (3.04 x 2.21)

Window facing rear, radiator.



Bedroom 5

11'8" x 10'10" (3.56 x 3.32)

Twin windows to front, radiator, built in cupboard.



Externally

Front lawn, driveway. Rear fenced in garden, patio and lawn.



Services

Advised all mains. Wide angled lens has been used on occasion. Please note the property is leasehold further details on request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	78	89

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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.