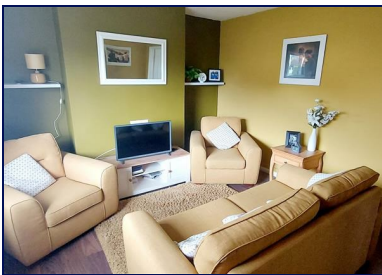


47 Heol Elfed, Llwynhendy, Llanelli, Carmarthenshire, SA14 9HH



Asking price £99,995



A mid terrace three bedroom house in the Llwynhendy area of Llanelli, handy for schools and local shops.

The property has three bedrooms and upstairs bathroom, good size living room to front, sitting room at the rear and long kitchen, leading to garden beyond.

The front of the property benefits from off road parking with gated access leading to the front door with hedge boundary offering you that little bit of extra privacy and a fully enclosed rear garden.

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Entrance Hallway

Entered via front door, stairs lead to the first floor, window to front, under stairs storage cupboard, doors lead off to:

Sitting Room

11'8 x 10'2 (3.56m x 3.10m)

Double glazed window to rear, laminate flooring, picture rail, radiator, chimney breast.



Lounge

14'1 x 11'9 (4.29m x 3.58m)

Double glazed window to front, radiator, laminate flooring, chimney breast, door leads off to:



Kitchen

14'1 x 6'8 (4.29m x 2.03m)

Fitted with a range of matching base and wall units, 1 1/2 bowl stainless steel sink, integrated oven, gas hob with extractor hood over, space for washing machine, space for under counter fridge, lino flooring, spot lighting, double glazed window to rear, door to rear garden.



Landing

Loft access, double glazed window to rear, storage cupboard, doors to:



Bedroom One

12'6 x 10' (3.81m x 3.05m)

Double glazed window to front, radiator.



Bedroom Two

9'05 x 10'2/11'3 (2.87m x 3.10m/3.43m)

Double glazed window to rear, radiator, feature ornate fire place.



Bedroom Three

8'6 x 6'5 (2.59m x 1.96m)

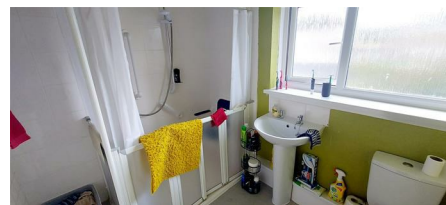
Double glazed window to front, radiator, storage cupboard.



Bathroom

8'1 x 6'3 (2.46m x 1.91m)

Fitted with a low level W.C, pedestal wash hand basin and disabled access shower. Lino flooring, radiator, part tiled, double glazed obscure window to rear,



Externally

The front of the property offers off road parking, gated access leads onto the front door, The rear garden is enclosed and laid mainly to lawn with hedge boundary and storage sheds.

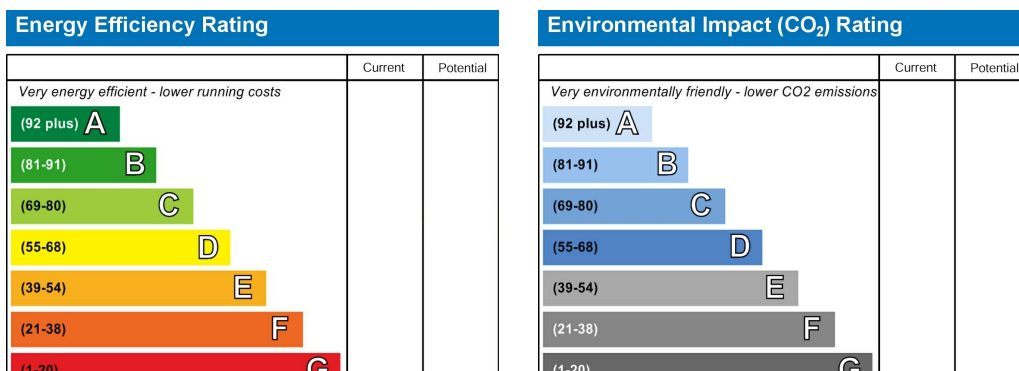


Services

We are advised that all mains services are connected.

EPC TBC

* All photos are taken with a wide angle lens



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.