

Flat 1 & 2, 11 John Street, Llanelli, Carmarthenshire, SA15 1UH



Asking price £125,000



This property is currently under offer at £107,101.

Anyone wishing to make an offer over and above this amount should contact the selling agents Mallard Properties on 01554 777 007 prior to the exchange of contracts.

Mid modernised house split into two flats.

The ground floor flat - living room, bedroom, kitchen, hallway, bathroom with shower, courtyard garden, rear gate access, parking bay.

The first floor flat - open kitchen living room, bedroom, shower room, bedroom 2.

The property is located in the centre of Llanelli, has been modernised and both flats were tenanted until a short while ago. Rental demand is high in the area, good

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Accommodation Provides:

Front entrance door into

Communal Hallway:

With further door into....

FLAT 1:

Hallway:

Radiator, smooth ceiling.

Living Room:

13'10"(max) x 14'7"(into bay) (4.24m(max) x 4.46m(into bay))

Bay window to front, radiator, smooth ceiling.

Bedroom:

10'1" x 11'2" (3.09m x 3.42m)

French doors to rear, radiator, smooth ceiling.

Rear Hallway:

Door to side with obscure glass, radiator.

Kitchen:

14'1" x 9'8" (4.30m x 2.95m)

Fitted with base and wall units with timber worktops, stainless steel sink unit, electric oven and hob with extractor above, space for washing machine and fridge freezer, part cushioned flooring, radiator, window to side, smooth ceiling.

Bathroom:

With w.c. and wash hand basin, shower cubicle, lino floor, radiator, window to side with obscure glass, wall mounted gas fired central heating boiler, smooth ceiling.

Externally:

Courtyard with paved patio area, storage outbuildings, gated rear lane access.

FLAT 2:

Entrance Hallway:

With stairs to first floor, split level landing with smooth ceiling and access to loft.

Open Plan Kitchen/Diner/Lounge:

18'4" x 9'7" (5.61m x 2.93m)

Two windows to front, base and wall units with complimentary work surfaces, electric oven and hob with extractor above, stainless steel sink unit, part lino floor, electric radiator, smooth ceiling.

Bedroom 1:

11'9" x 11'10" (3.59m x 3.62m)

Window to rear, electric heater, smooth ceiling.

Bedroom 2:

9'1" x 6'9" (2.77m x 2.08m)

Window to side, electric heater, smooth ceiling.

Shower Room:

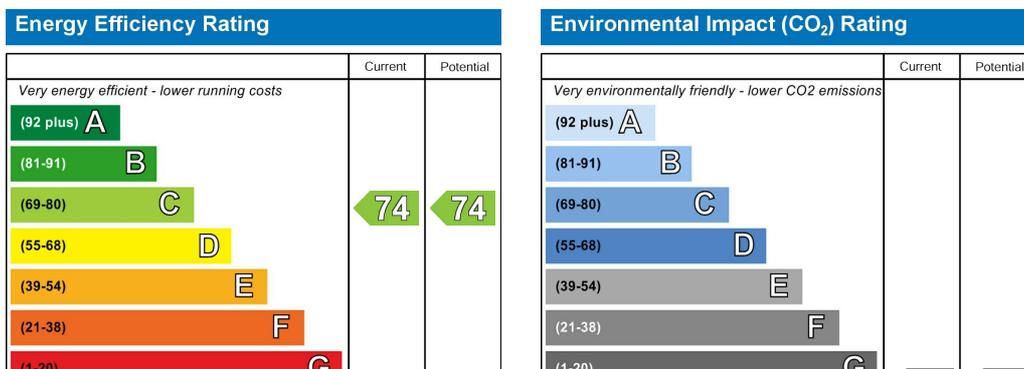
With shower cubicle, extractor fan, lino flooring, smooth ceiling, window to side with obscure glass.

Cloakroom:

With w.c. and wash hand basin, lino flooring, smooth ceiling, window to side with obscure glass.

Services:

Mains gas, water, electricity and drainage.



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.