

1 Ralph Terrace, Llanelli, SA15 2UB



Asking price £139,995



A end-terraced house located close to the Town centre, all within level walking distance close to all local amenities, beach & coastal path. An ideal first time or Investment buy with the benefit of gas central heating, enclosed rear garden and detached garage.

The accommodation comprises of Entrance Hallway, Lounge, Sitting room, Kitchen, Utility, Downstairs Bathroom and Three Bedrooms.

Viewing By Appointment.

EPC Rating -D, Square Metres-96 Council tax- B

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RICS



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PROTECTED

Accommodation Provides:

Front entrance door into

Hallway:

With staircase to first floor, radiator, dado rail.



Lounge:

12'8" x 10'11" (3.87m x 3.34m)

Window to front, radiator.



Sitting Room:

10'5" x 16'2" (3.19m x 4.95m)

Timber window to rear, radiator, coved ceiling.



Kitchen:

13'1" x 6'7" (4.01m x 2.02m)

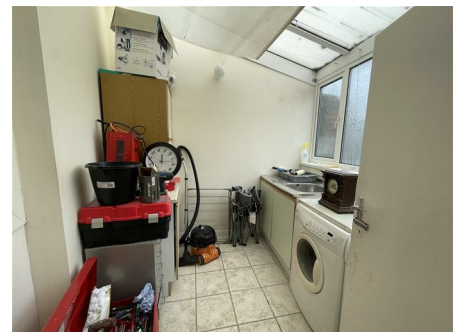
Fitted with base and wall units with complimentary work surfaces, stainless steel sink unit, free standing cooker, space for fridge freezer, tiled floor, radiator, window to side with obscure glass, coved and smooth ceiling.



Utility Room/Lean To:

7'0" x 8'2" (2.15m x 2.50m)

With base and wall unite, stainless steel sink unit, space for washing machine and tumble dryer, tiled floor, poly carbonate roof, window to rear with obscure glass.



Rear Hallway:

Tiled floor, radiator, wall mounted worcester gas fired central heating boiler, uPVC door to side.

Bathroom:

With w.c. and wash hand basin, panelled bath, part tiled walls, tiled floor, heated towel rail, window to rear with obscure glass.



FIRST FLOOR:

Landing:

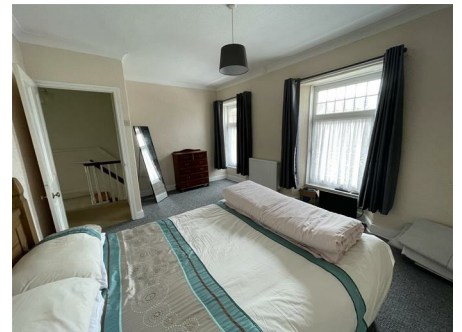
With loft access.



Bedroom 1:

16'0" x 11'1" (4.90m x 3.38m)

Two windows to front, radiator, coved ceiling.



Bedroom 2:

10'2" x 10'4" (3.11m x 3.16m)

Window to rear, radiator, coved and smooth ceiling.



Bedroom 3:

6'11" x 7'0" (2.12m x 2.15m)

Window to rear, radiator, coved and smooth ceiling.



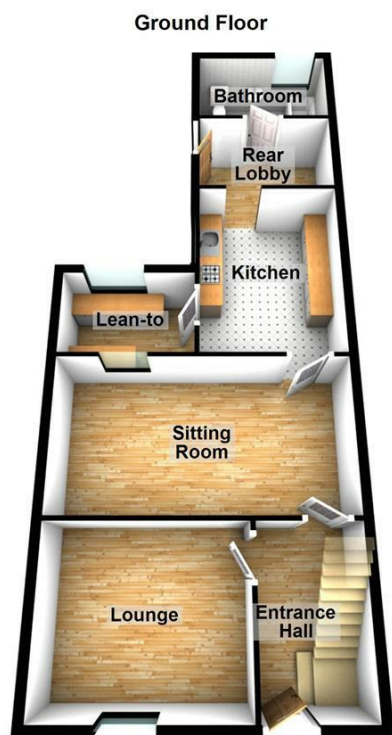
Externally:

Enclosed courtyard and garage to rear.



Services:

Mains water, gas, electricity and drainage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	62	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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.