

## 12 Bryn Rhos, Llanelli, SA14 8RB



**Offers in the region of £110,000**



A semi-detached house located on outskirts of Town, within good proximity to Trostre Retail Park, Schools & Local Hospital, plus a local shop within walking distance. The property requires modernising throughout and benefits from off road parking & detached garage. An ideal investment buy, with no onward chain, comprising of Entrance hallway, Lounge, Dining Room, Kitchen, Three Bedrooms & Bathroom. Garden to Front & Rear with storage shed to side.

EPC - D, Square Metres - 78, Council Tax - A

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## Entrance Hallway

Via uPVC double glazed entrance door with obscure glass, uPVC double glazed window to the front with obscure glass, stairs to first floor, textured ceiling, radiator, understairs storage cupboard.



## Lounge

15'0" x 11'4" (4.59 x 3.46)

uPVC double glazed window to front, radiator, fireplace with marble hearth & surround with coal effect gas fire, textured & coved ceiling, opening through to:



## Dining Room

10'7" x 8'7" (3.23 x 2.62)

uPVC double glazed window to rear, radiator, textured & coved ceiling.



## Kitchen

9'8" x 10'5" (2.95 x 3.19)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, space for cooker, space for fridge/freezer, cushioned flooring, partly tiled walls, radiator, uPVC double glazed window to rear, uPVC double glazed door to side with obscure glass, coved & textured ceiling, wall mounted gas central heating boiler.



## First Floor



## Landing

uPVC double glazed window to side with obscure glass, access to attic space, textured ceiling.

## Bedroom 1

14'3" x 9'4" max (4.35 x 2.86 max)

uPVC double glazed window to rear, built in storage cupboard, radiator, textured & coved ceiling.



## Bedroom 2

11'10" x 9'8" (3.62 x 2.95)

uPVC double glazed window to front, built in storage cupboard, radiator, textured & coved ceiling.



## Bedroom 3

7'0" x 9'5" (2.15 x 2.89)

uPVC double glazed window to front, radiator, textured & coved ceiling.



## Bathroom

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin & panelled bath, fully tiled walls, radiator, textured & coved ceiling, uPVC double glazed window to rear with obscure glass



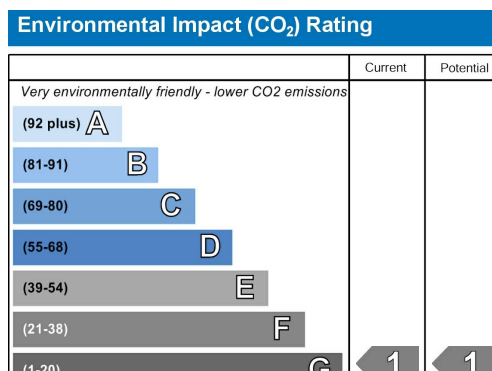
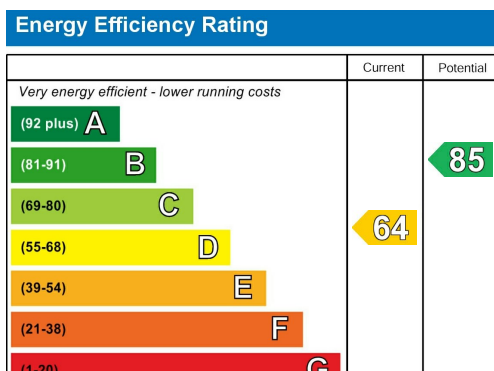
## External

Driveway leading to detached garage, front garden laid to lawn, side access via uPVC double glazed door to lean to with poly carbonate roof, storage shed, W.C., uPVC double glazed door leads to rear garden laid to lawn.



## Services

Mains gas, electric, water & drainage. Please note 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.