

## 13, Martin Road, Llanelli, Carmarthenshire, SA15 1PT



**Offers in the region of £159,950**



We are delighted to offer For sale a semi-detached house located in an established residential area within close proximity to Trostre Retail Park, local schools and the Town centre. Viewing is recommended to appreciate the well presented accommodation comprising of Entrance Hallway, Lounge, Kitchen, Utility, Dining Room, Shower Room, Three Bedrooms and newly fitted Bathroom. New flooring throughout. The versatility of the second reception room can also be utilised as a Fourth Bedroom with the advantage of the shower room next door. Externally there is off road parking to the front, ample for two vehicles and level garden to the rear with decking. The property benefits from uPVC double glazing, gas central heating and no onward chain. EPC Rating- tbc, Square metres- tbc, Council Tax- B

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chartered surveyors • estate agents • lettings

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## Entrance Hallway

Via uPVC double glazed door, stairs to first floor, radiator, vinyl flooring, coved ceiling, door to:



## Inner Hallway

Understairs storage cupboard, hanging space, vinyl flooring, coved ceiling.



## Lounge

10'4" x 22'6" (3.15 x 6.88)

uPVC double glazed window to front & rear, two radiators, coved & textured ceiling, storage cupboard to alcove housing gas meter.





## Kitchen

8'10" x 11'0" (2.71 x 3.37)

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit, freestanding electric oven, separate grill & 4 ring hob with extractor hood over, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window to side, coved & textured ceiling.



## Utility

11'0" x 5'10" max (3.37 x 1.78 max)

Fitted worktop with space below, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, uPVC double glazed window to side with obscure glass, uPVC double glazed door to side with obscure glass, vinyl flooring, textured ceiling. partly tiled walls, wall mounted gas central heating boiler, sliding door to:



## Dining Room

11'1" x 10'5" (3.38 x 3.20)

uPVC double glazed window to side, radiator, vinyl flooring, textured ceiling.



## Shower Room

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



## FIRST FLOOR

### Landing

uPVC double glazed window to side with obscure glass, smooth & coved ceiling, access to attic space.



### Bedroom 1

10'10" x 11'5" (3.32 x 3.50)

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



### Bedroom 2

10'3" x 11'4" (3.13 x 3.47)

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



### Bedroom 3

8'0" x 11'0" (2.44 x 3.37)

uPVC double glazed window to front, radiator, textured ceiling, storage space to alcove.



## Bathroom

7'10" x 8'2" (2.41 x 2.51)

Newly Fitted with a four piece suite comprising of panelled bath, shower cubicle, low level W.C. and pedestal wash hand basin, extractor fan, laminate flooring, smooth ceiling, heated towel rail, part Respatex to walls, two uPVC double glazed windows to rear with obscure glass.



## External

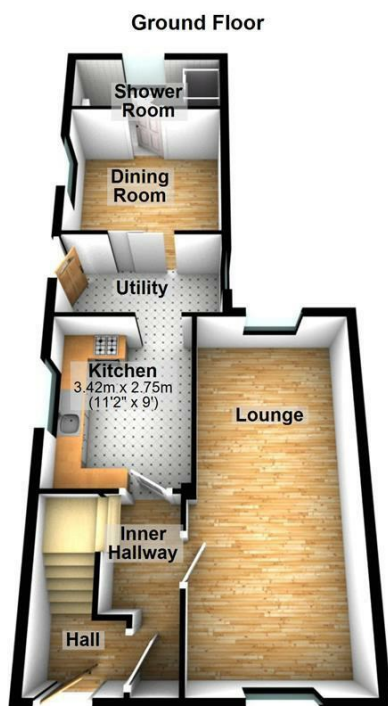
Part paved, part gravelled driveway to front, side access to rear garden laid to lawn, side borders laid with bark, decked area, pathway bordered with chippings.



## Services

mains gas, water, electric & drainage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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

**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.