

64 Tirgof, Llangennech, Llanelli, SA14 8TP



Offers in the region of £145,000



*****Please note the Vendors have advised that this property is of BISF construction (steel framed). Please check with your Mortgage lender for suitability.*****

A semi-detached house located in the Village of Llangennech, close to all amenities and within good proximity to the link road/M4. The property has recently undergone some updating to include new electrics, new flooring & new bathroom suite and viewing is recommended to appreciate the well presented accommodation throughout offering Three Bedrooms & Two Reception Rooms.

One stand out feature is the large garden to the rear, ideal for families, perfect for outdoor activities and detached garage accessed via the rear lane.

EPC-tbc, Square Metres-81, Council Tax-B

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RICS



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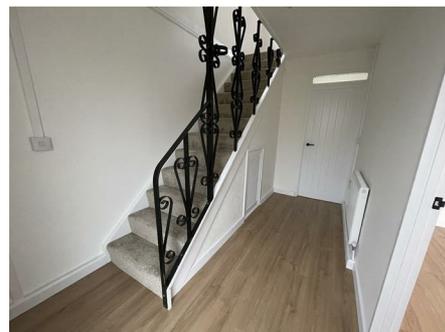
PROTECTED

Accommodation Provides:

Front entrance door into

Hallway:

With staircase to first floor, under stairs cupboard, radiator, laminate floor, smoke alarm.



Lounge:

13'9" x 12'0" (4.20m x 3.66m)

Aluminium double glazed window to front, radiator, laminate floor, coved and textured ceiling.



Dining Room:

10'3" x 8'9" (3.13m x 2.69m)

uPVC sliding door and window to rear, radiator, laminate floor, coved and textured ceiling.



Kitchen:

10'3" x 9'3" (3.14m x 2.83m)

Fitted with base and wall units with complimentary work surfaces, stainless steel sink unit, integrated electric oven with grill, 4 ring induction hob with extractor hood, space for washing machine and fridge freezer, laminate floor, radiator, wall mounted gas boiler, aluminium double glazed window to rear, aluminium double glazed door to side.



FIRST FLOOR:

Landing:

Aluminium double glazed window to side with obscure glass, loft access, smoke alarm, textured ceiling.



Bedroom 1:

11'10" x 10'5" (3.63m x 3.20m)

Aluminium double glazed window to front, radiator, textured ceiling, 2 built in storage cupboards.



Bedroom 2:

13'4" x 8'6" (4.08m x 2.61m)

Double glazed aluminium window to rear, radiator, textured ceiling, storage cupboard.



Bedroom 3:

8'8" x 6'11" (9'1" max) (2.65m x 2.12m (2.77 max))

Aluminium double glazed window to front, radiator, textured ceiling.



Bathroom:

7'1" x 5'6" (2.18m x 1.70m)

With w.c. and wash hand basin, panelled bath with shower over, extractor fan, respatex walls, vinyl flooring, radiator, textured ceiling, aluminium double glazed window with obscure glass.



Externally:

Front garden laid to lawn, gated side access to rear garden laid to lawn and patio area, outbuilding with storage and W.C, gated rear lane access.



Garage:

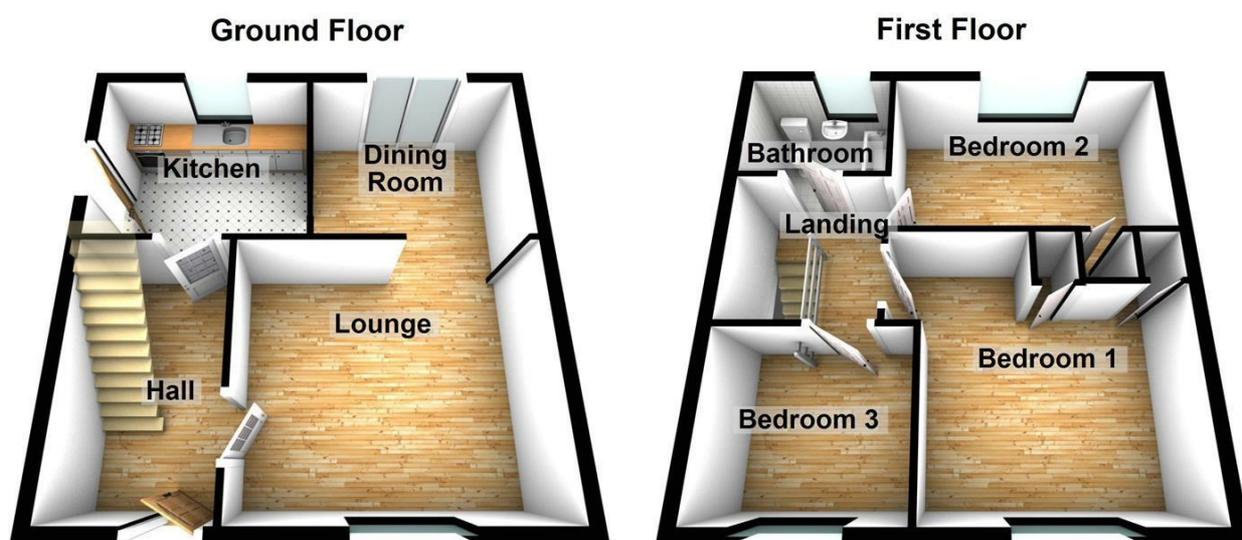
To rear with up and over door.

**Services:**

Mains water, gas, electricity and drainage.

Construction

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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		

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

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