

15 Cwmfelin Road, Llanelli, SA14 9LP



Offers in the region of £124,995



End of terrace stone cottage in need of updating located in Bynea, a popular area for commuting to Llanelli and Swansea.

The house does need works, but offers potential to improve and make your own. Two receptions, kitchen dining room to ground floor, three bedrooms and bathroom to first floor.
No onward buying chain.

EPC: D Square Metres: 91 Council Tax Band: B

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PROTECTED

Hall

Stairs to first floor, understair cupboard.



Living Room

13'1" x 8'2" (3.99 x 2.49)

Window facing front, radiator, meters.



Sitting Room

9'4" x 6'9" (2.85 x 2.06)

Twin windows to front, radiator.



Kitchen Dining Room

21'0" x 8'9" (6.42 x 2.67)

Base and wall units, sink, spaces for washing machine, cooker, fridge freezer, window to rear, french doors to rear, wall mounted boiler.



First Floor

Landing

Loft access.

Bedroom 1

12'11" x 9'5" (3.95 x 2.88)

Window facing front, radiator.



Bedroom 2

13'11" x 9'5"(6'3") (4.26 x 2.89(1.93))

twin windows facing rear, radiator.



Bedroom 3

12'10" x 6'9" (3.92 x 2.06)

Window to front, radiator.



Bathroom

9'8" x 8'3" (2.97 x 2.53)

Window to rear, bath, shower, wash hand basin, wc, radiator.



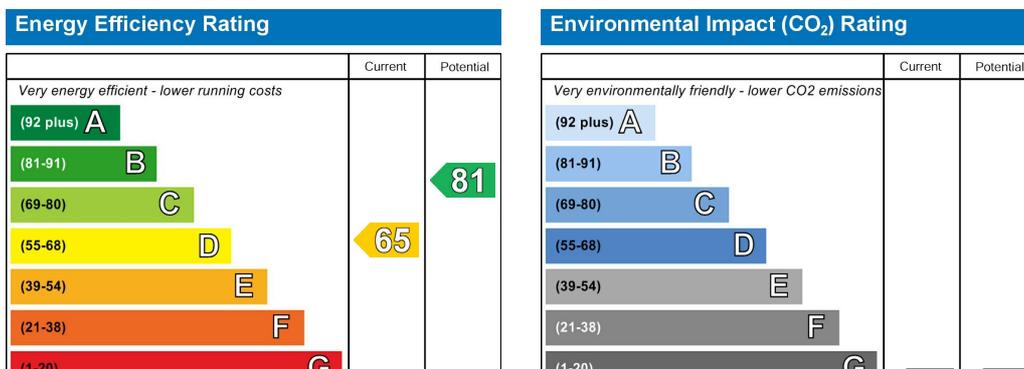
Externally

Side access to land /garden to side and long rear overgrown rear garden, the side could be utilised for off road parking, subject to planning. Old sheds.



Services

Advised all mains, all untested. Wide angled lens has been used on occasion.



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.