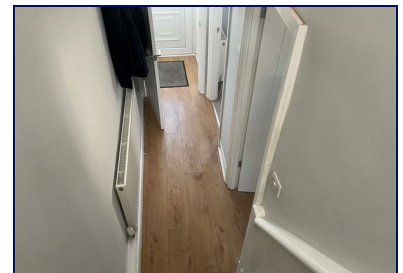


## 2, Christopher Street, Llanelli, Carmarthenshire, SA15 1DF



**Offers in the region of £139,995**



Modernised end of terrace two reception, three bedroom house with the added bonus of a newly built double skin garage to rear accessed from the side road.

The property has undergone extensive refurbishment, offering a lovely home. New windows with Fensa certificate.

Modern kitchen, modern bathroom incorporating a bath and walk in shower to the ground floor of the house.

The location is central to town, access routes to commute, local shops, train station, and access over to Trostre Retail Park or along the coast for walks. The rear garden is fully enclosed and can be quite a suntrap.

EPC: E Square metres: 78 Council Tax Band: B

**Mallard**  
chartered surveyors • estate agents • lettings

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**RICS**

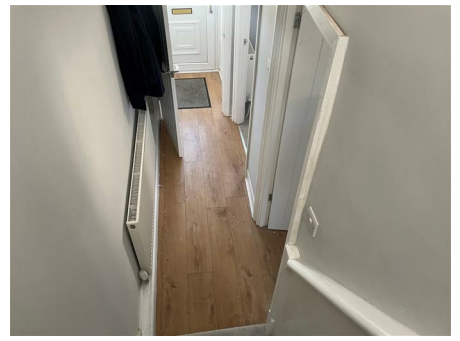


naei | propertymark

PROTECTED

## Hallway

Stairs to first floor, radiator.



## Front Sitting Room

11'8" x 9'8" (3.58 x 2.97)

Window to front, feature fireplace, alcoves, radiator.



## Mid Living Room

Inset fireplace, window to rear, under stair cupboard, radiator.



## Kitchen

11'6" x 7'8" (3.52 x 2.35)

Base and wall units, worktop, sink, five ring gas hob, built in oven, modern extractor fan, spaces for washing machine, fridge freezer and tumble dryer, window to side, part tiled walls, tiled floor.



## Inner Lobby

Door to side.

## Bathroom

8'11" x 8'0" (2.74 x 2.44)

Two windows to rear, shower enclosure, bath, wc, floating wash hand basin, radiator, part tiled walls, tiled floor, heated towel rail.



## FIRST FLOOR

### Landing

Loft access, window to rear.



### Bedroom 1

10'9" x 8'6" (3.30 x 2.61)

Window facing front, radiator.

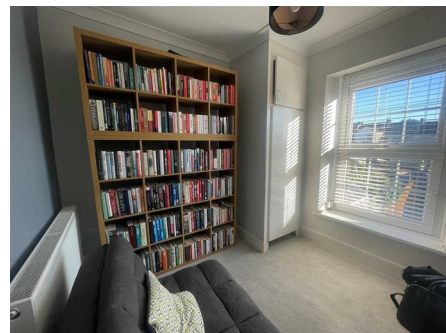




## Bedroom 2

9'7" x 8'11" (2.94 x 2.72)

Window facing rear, radiator, cupboard housing boiler.



## Bedroom 3

7'7" x 6'5" (2.33 x 1.98)

Window facing front, radiator.



## Externally

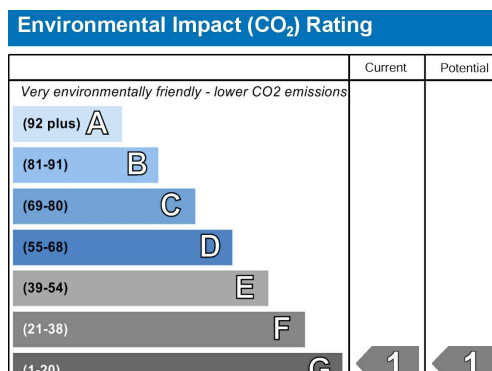
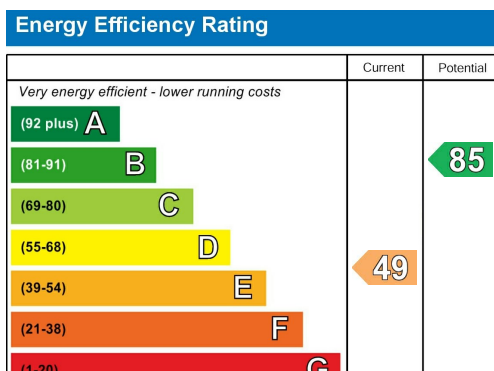
Side access to the newly built garage, electric roller shutter door. GARAGE MEASURES: 4.55 x 3.89 (14'11 x 12'9 ) double skin graage, has side access onto street ( new build )

Side pedestrian gate to enclosed rear garden.



## Services

Advised all services are mains. 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.