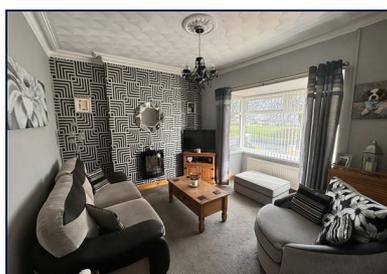


# 18 Queen Marys Walk, Llanelli, Carmarthenshire, SA15 1PG



**Asking price £225,000**



Superb three double bedroom semi-detached period house with side driveway and detached garage with a pretty view across the playing fields opposite the property.

The house is a family home that is immaculately presented inside and outside, with attention to detail, offering two reception rooms downstairs bathroom has a bath and shower, and stylish kitchen dining room. Upstairs you will find the three bedrooms. The gardens are fully landscaped to front and rear for ease of maintenance and enjoyment. Detached gated garage with workbench. Viewing advised.

EPC: D Square Metres: 92 Council Tax Band: C

**Mallard**  
chartered surveyors · estate agents · lettings

Proudly supporting  
*maggie's*



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



**RICS**



naea | propertymark

PROTECTED

## Accommodation Provides:

uPvc front door into .....

## Porch:

5'3 x 3'8 (1.60m x 1.12m)

With vinyl floor and arch detail into .....

## Hallway:

With staircase to first floor, laminate floor, radiator, coving.

## Sitting Room:

11'4 x 12'9 into box bay (3.45m x 3.89m into box bay)

Box bay window to front, radiator, coving, twin alcoves.



## Living Room:

11'4 x 12'4 (3.45m x 3.76m)

Window to rear, radiator, laminate floor, coving, gas fire feature fireplace and surround, double doors to kitchen.



## Kitchen with Dining Area:

17'4 x 8'6 (5.28m x 2.59m)

Fitted with base and wall units with complimentary work surfaces, one and a half bowl ceramic sink, cooker point, plumbing for automatic washing machine, space for fridge freezer, vinyl floor, radiator, window to rear, door to side and french doors to side.



## **Bathroom:**

15'7 x 4'3(6'3) (4.75m x 1.30m(1.91m))

With w.c and wash hand basin, panelled bath, corner shower cubicle, tiled floor, part tiled walls, radiator, airing cupboard housing boiler, windows to side and rear, under stairs cupboard.



## **FIRST FLOOR:**

### **Landing:**

Window to side, loft access, radiator.

### **Bedroom 1:**

10'7 x 11'5 (3.23m x 3.48m)

Window to front, radiator, fitted mirrored wardrobes.



## Bedroom 2:

15'7 x 9'9 (4.75m x 2.97m)

Windows to front and rear, radiator.



## Bedroom 3:

8'0 x 9'7 (2.44m x 2.92m)

Window to rear, radiator, single alcoves with shelves.



**Externally:**

Landscaped walled front garden with gravel beds, gated with driveway to enclosed rear garden with astro turf raised area.

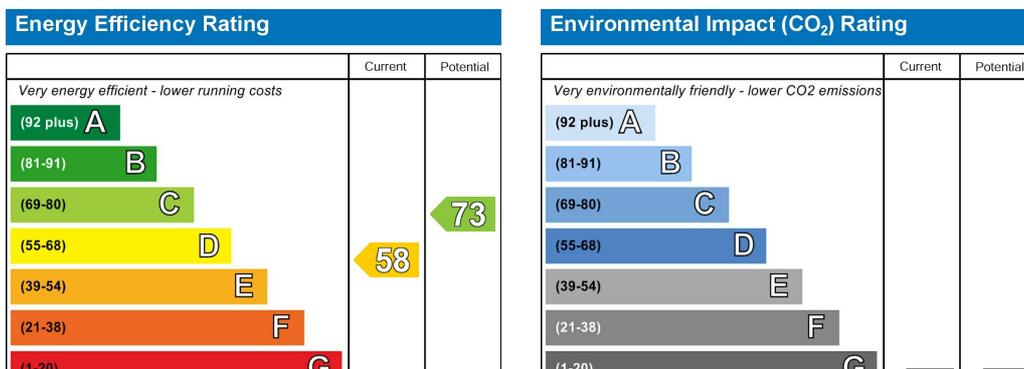
**Garage:**

15'3 x 8'2 (4.65m x 2.49m)

With up and over door, window to side, workbench and electrics.

**Services:**

Mains water, gas, electricity and drainage.



**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.