

## 11 Heol Morfa, Llanelli, Carmarthenshire, SA15 2AW



**Offers in the region of £135,000**



A three bedroom semi detached tucked away in a small cul de sac conveniently located a short distance from Llanelli town centre, Trostre Retail Park and a primary school. The property comprises of lounge, kitchen, downstairs W.C, three bedrooms and a shower room and is in need of some general modernisation. There is a shared access driveway which leads to off road parking and a garage. Set in a corner plot, this property benefits from a good sized rear garden.

EPC: Square Metres: Council Tax Band: B

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**RICS**



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PROTECTED

## Entrance Hallway

Entered via double glazed front door, stairs lead to the first floor, door to:

## Lounge

13'07 x 11'10 (4.14m x 3.61m)

Double glazed windows to front and side, electric fire with back boiler, radiator, door to:



## Kitchen

12'04 x 10 (3.76m x 3.05m)

Fitted with a range of matching base and wall units, stainless steel sink and drainer, integrated double oven with gas hob and extractor hood over, radiator, double glazed window to rear, double glazed door to rear, under stairs storage cupboard, door to:



## W.C

Fitted with a low level W.C and wash hand basin.



## Landing

Double glazed window to side, loft access, doors to:



## Bedroom One

11'11 x 8'07 (3.63m x 2.62m)

Double glazed window to front, radiator, fitted wardrobes.





## Bedroom Two

10'03 x 8'07 (3.12m x 2.62m)

Double glazed window to rear, radiator, fitted wardrobes.



## Bedroom Three

9'05 x 6'06 (2.87m x 1.98m)

Double glazed window to front, radiator.



## Bathroom

7'05 x 4'04 (2.26m x 1.32m)

Fitted with a low level W.C, vanity wash hand basin and disabled shower cubicle, heated towel rail, double glazed window to rear, extractor fan.



## Externally

Gated shared access driveway leads to off road parking and access to garage with up and over door, lawned front garden with pedestrian gated access leading to the rear garden. The rear garden is laid to lawn, with pathway leading down to the rear.

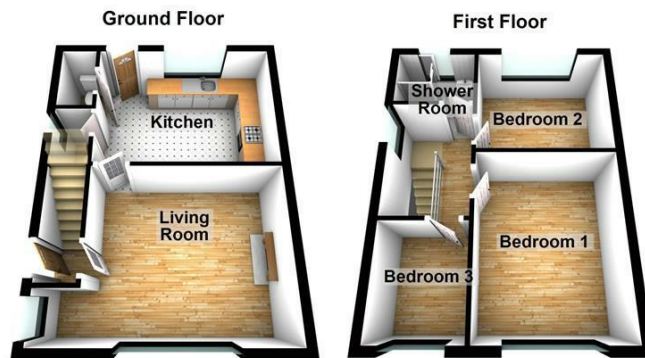


## Services

We are advised that all mains services are connected.

Please note that photos are taken with a wide angle lens camera,





For Illustration Purposes Only  
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
	48	86		1	1

**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.