

10 Capel Isaf Road, Llanelli, Carmarthenshire, SA15 1QD



Asking price £155,000



Perfectly positioned mid terrace three bedroom home, local primary and secondary schools all within walking distance. The property is well presented and offers a good garage to the rear accessed from the rear lane, garage has electrics so could be utilised for parking, a gym or workshop perhaps.

Living space offers good size living room to front, dining room, kitchen and bathroom to the ground floor. The three bedrooms occupy the first floor. Bathroom has the added bonus of a bath and seperate shower. No onward buying chain.

Low maintenance rear enclosed garden, access routes out to Trostre Retail Park, the coastal A484 main road and access to the M4.

EPC: D Square Metres: 101 Council Tax Band: B

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RICS



naei | propertymark

PROTECTED

Entrance Porch

Laminate flooring. Consumer unit.



Hallway

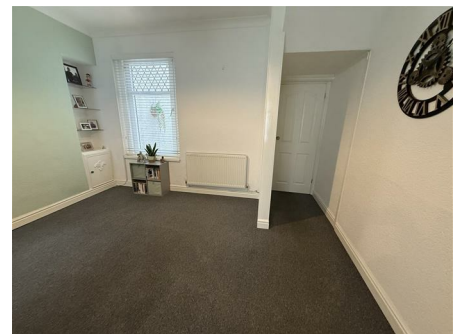
Stairs to first floor, laminate flooring, radiator, window to living room.



Living Room

24'11" x 13'2" (7.62m x 4.03m)

Box bay to front, window to rear, two radiators, electric fire. Formerly two rooms.



Kitchen Dining Room

24'5" x 10'8" (7.46 x 3.26)

Base and wall units, sink, built in oven, hob and extractor, spaces for washing machine, dishwasher, fridge freezer, laminate and tiled floor, under stair storage, window and door to side, breakfast bar.



Bathroom

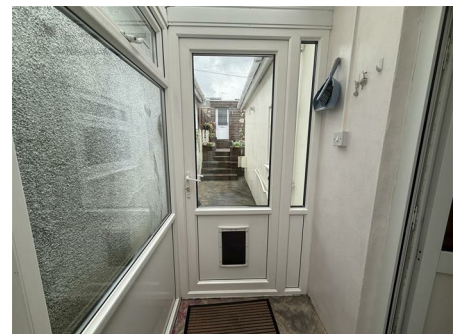
7'9" x 12'1" (2.37 x 3.70)

Bath, Shower, basin, wc, heated towel rail, airing cupboard housing boiler, two windows to rear, vinyl flooring, radiator.



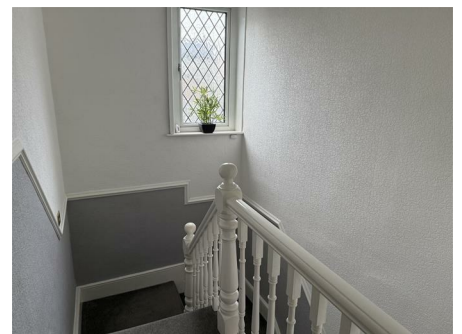
Lean to

Door to rear, vinyl flooring, glazed to two sides.



FIRST FLOOR LANDING

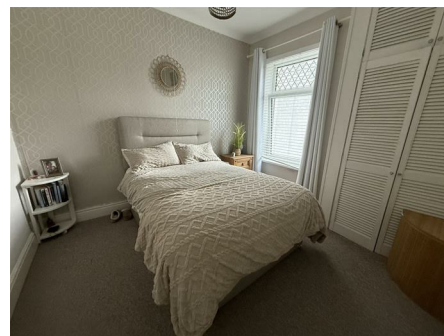
Window to rear, store cupboard, loft access.



Bedroom 1

10'4" x 10'1" (3.16 x 3.08)

Window to rear, radiator, fitted wardrobes.



Bedroom 2

11'6" x 10'0" (3.52 x 3.06)

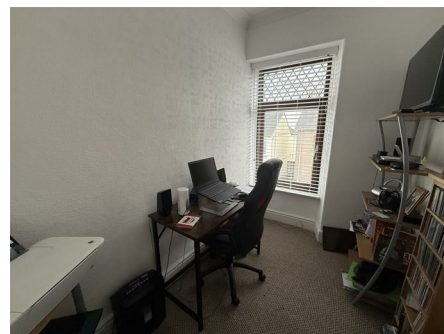
Window to front, radiator.



Bedroom 3

8'2" x 5'10" (2.51 x 1.78)

Window to front, radiator.



Externally

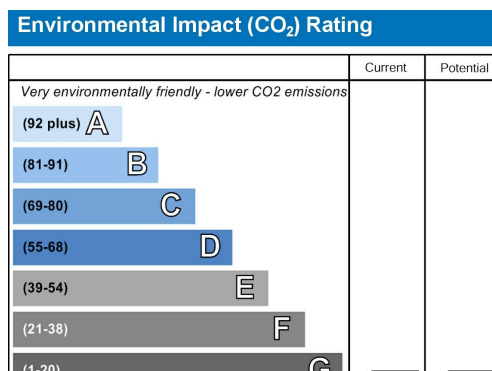
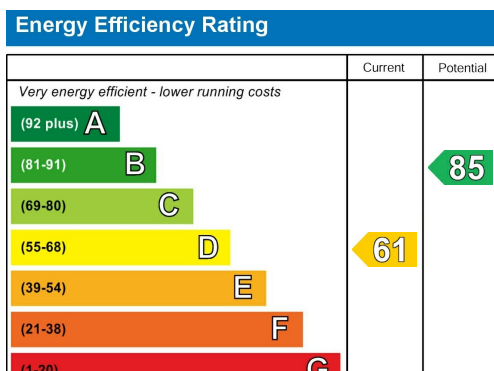
Enclosed courtyard garden with access to garage and rear lane.

GARAGE: 5.52m x 5.14m up and over door, window into garden, electrics.



Services

Advised all 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

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