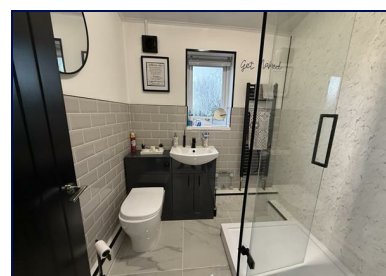


22 Penygraig Road, Llanelli, SA14 9PA



Offers in the region of £190,000



This period property has been transformed by the current owner into a modern spacious home, double width driveway added to the front.
The house is ready to go, with the owner being in no chain. The surprise is the very large rear garden, and the handy rear lane access that opens up opportunities to make this an outbuilding or garage/office/gym, subject to planning consent. So parking on this one is no issue at all.
Three bedrooms to the first floor and a stylish open plan living dining room, leading to the extended open plan kitchen utility area and that stylish shower room, make this home a great buy.
EPC: D Square Metres: 85 Council Tax Band: TBC

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RICS

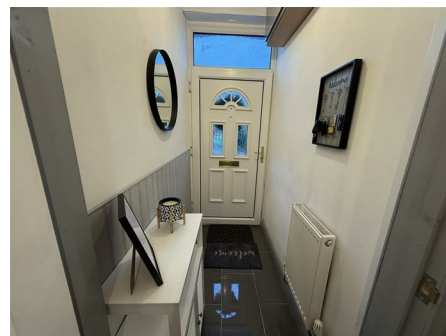


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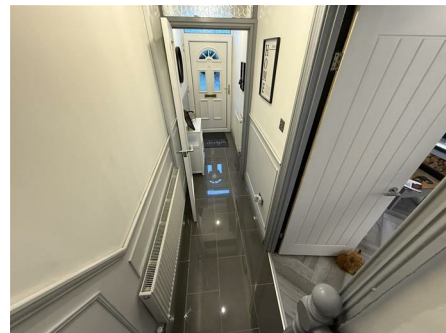
Porch

Tiled floor, door to hallway, wall mounted electrics housed in a cupboard.



Hallway

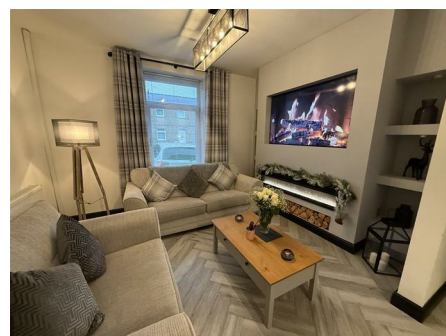
Tiled floor, stairs to first floor, carpet to stairs.



Front Living Room

12'8"(10'5") x 9'10" (3.88(3.20) x 3.00)

Window to front, media wall, alcoves with shelves, LVT flooring, radiator, double opening to dining room.



Dining Room

13'2"(11'10") x 11'6" (4.02(3.62) x 3.51)

LVT flooring, radiator, understair cupboard, twin alcoves.



Kitchen

14'10" (7'7") x 13'9" (6'10") (4.53 (2.32) x 4.20 (2.09))

L-shape, base and wall units, sink with pull out jet tap, built in oven, gas hob, extractor, spaces for washing machine, tumble dryer, fridge freezer, tiled floor, window to rear, door to side, radiator, sloping roof with two feature velux windows, part tiled walls, cupboard housing new boiler installed 2024.



Shower Room

6'4" x 6'3" (1.94 x 1.93)

Walk in shower, vanity housed sink and basin, respatex to walls, tiled floor, window to rear, heated towel rail.



FIRST FLOOR LANDING

Window to rear, loft access, carpet, part panelled.



Bedroom 1

13'0" x 9'0" (3.97 x 2.75)

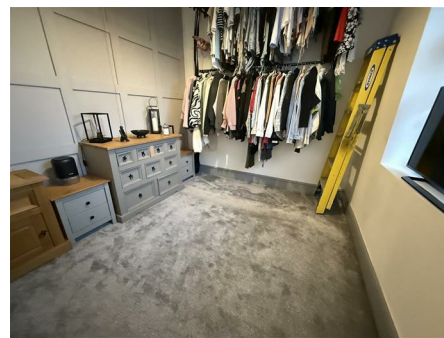
Window to front, radiator, carpet, feature panel wall.



Bedroom 2

9'6" x 8'8" (2.91 x 2.65)

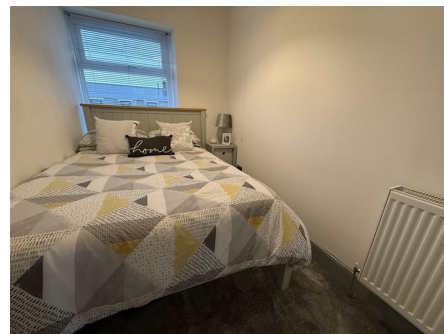
Window to rear, carpet, radiator, feature panelled wall.



Bedroom 3

9'10" x 6'1" (3.02 x 1.87)

Window facing front, radiator, carpet.



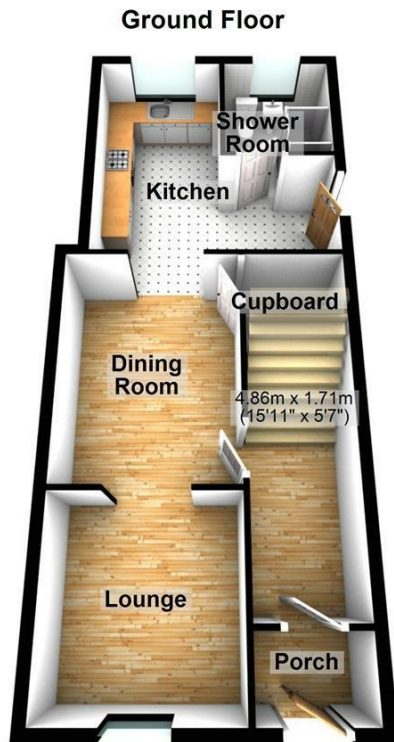
Externally

Newly Installed front double width driveway, side access gate, newly built brick wall with fencing on top. Long rear garden ready to landscape. Good rear lane access, space for further parking, a large garage could be built, subject to planning consent.



Services

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



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

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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