

# 32 Clos Y Gelli, Llanelli, Carmarthenshire, SA14 9BB



**Offers in the region of £174,995**



Well presented deceptively spacious modernised and extended two bedroom detached bungalow with garage and driveway to side.

The photos illustrate the modern feel to this property, kitchen to front aspect, stylish spacious living room to rear opening into the conservatory, two bedrooms, and modern bathroom. The property is Freehold.

Located in the popular Pemberton area of Llanelli, in a small development of houses and bungalows. Mature garden to front, tiered rear garden, large patio area leads to lower gravelled area fully fenced in.

EPC:TBC Square Metres:TBC Council Tax Band: C

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

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## Porch

Radiator, side glazed panel to side of front door.

High quality laminate flooring.



## Hall

Continuation of laminate flooring, open arch to kitchen.

## Kitchen

**12'4 x 7'7 (3.76m x 2.31m)**

Twin windows facing front, store/larder cupboard, range of base and wall units, worktop housing sink, space for washing machine, space for fridge freezer, space for dishwasher, part tiled walls, space for cooker, extractor fan, radiator, laminate flooring.



## Living Room

**15'3 x 12'5 (4.65m x 3.78m)**

Radiator, feature glazed window panel to rear, open to conservatory, hard wearing laminate flooring continued from hallway.



## Conservatory

**9'6 x 9'2 (2.90m x 2.79m)**

Glazed to three sides, doors to garden, porcelain floor tiles, radiator, sloping opaque roof.



## Inner Hall

Airing cupboard housing tank.



## Bathroom

**8'0 x 6'2 (2.44m x 1.88m)**

Bath with shower over, w.c., vanity housed wash hand basin, part tiled walls, window facing front, radiator, vinyl flooring.



## Bedroom 1

**12'8 x 9'0 (3.86m x 2.74m)**

Mirrored wardrobes to one wall, laminate flooring, radiator, window to rear.



## Bedroom 2

**11'1 x 7'1 (3.38m x 2.16m)**

Window to front, radiator, laminate flooring.



## **Externally**

Front garden laid to lawn and mature planting, tarmac driveway leads to garage. Side access gate to rear patio terrace, steps down to lower garden fenced in and laid to gravel.

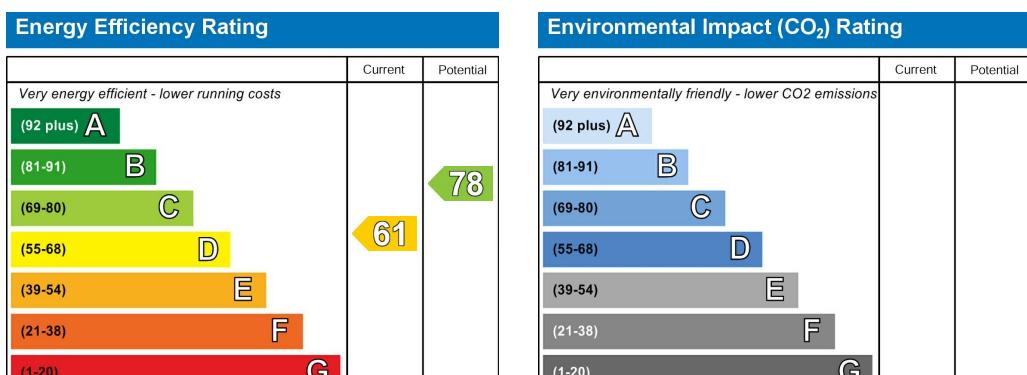


## **Garage**

Up and over door, pitched roof, electric light and socket.

## **Services**

Advised all services are mains. Wide angled lense 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**

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