

## 8 Gorsedd, Llanelli, SA15 1JL



**Asking price £95,000**



A semi-detached house requiring updating, an ideal investment buy with front & rear gardens. No onward chain and excellent location for local schools and Trostre Retail Park. The accommodation comprises of Entrance Hallway, Lounge, Kitchen, Three Bedrooms and Bathroom. Timber double glazing and gas central heating, viewing by appointment. EPC Rating - C, Square Metres - 78, Council Tax - B

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**RICS**



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## Entrance

Via timber entrance door into:

## Entrance Hallway

Smoke alarm, understairs storage cupboard, stairs to first floor.

## Lounge

21'10" x 10'7" (6.68 x 3.23)

Timber double glazed windows to front & rear, two radiators, coved & textured ceiling.



## Kitchen

9'7" x 7'10" (2.93 x 2.39)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, space for cooker, extractor hood, plumbing for washing machine, tiled flooring, radiator, double glazed timber window to rear, timber glazed door to side, storage cupboard/pantry with shelving.



## First floor

### Landing

Timber double glazed window to side, access to loft space.

### Bedroom 1

9'11" x 12'7" (3.03 x 3.85)

Timber double glazed window to front, radiator.



### Bedroom 2

9'4" x 10'10" (2.85 x 3.31)

Timber double glazed window to rear, radiator, cupboard housing wall mounted gas central heating boiler.





## Bedroom 3

8'8" x 7'10" (2.66 x 2.41)

Timber double glazed window to front, radiator, polystyrene ceiling tiles, fitted shelving.



## Bathroom

Fitted with a three piece suite comprising of panelled bath with electric shower over, low level W.C. and pedestal wash hand basin, fully tiled walls, radiator, timber double glazed window to rear and side, coved ceiling, extractor fan.



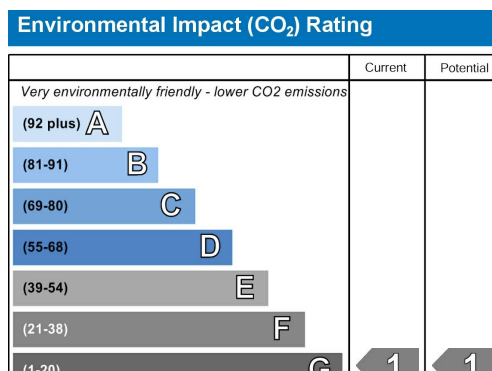
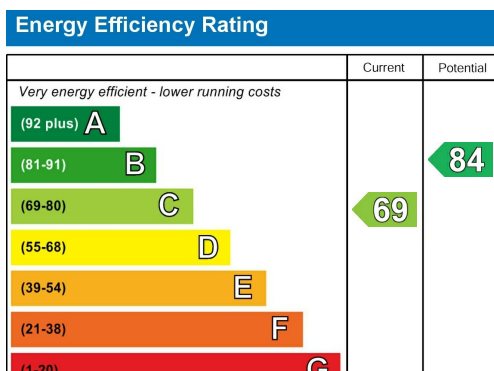
## External

Front garden laid to lawn, gated side access, rear garden laid to lawn, patio area, raised flower bed, area laid with gravel, brick built storage shed.



## Services

Mains gas, electric, water & 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.