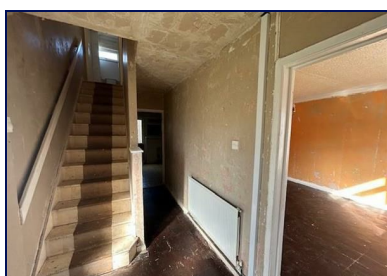


**35 Pen Y Fon Street, Llanelli, Carmarthenshire, SA15 2HY**



**Asking price £89,995**



An end of terrace three-bedroom house for sale which offers convenient access to Llanelli Town Centre, local commuting routes & transport links. This property requires total renovation throughout and is suitable for Cash Purchasers only. Council Tax Band B, EPC: pending, Square metres: pending No Chain

**Mallard**  
chartered surveyors • estate agents • lettings

Proudly supporting  
*maggie's*



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

[www.mallard-properties.co.uk](http://www.mallard-properties.co.uk)

Also at Ammanford, Tel: 01269 597949 E: [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)



**RICS**



**naea | propertymark**

**PROTECTED**

## Entrance/Hallway

Stairs to first floor, understairs cupboard, radiator, double glazed front door to side.



## Lounge

14'6" x 11'5" (4.43 x 3.5)

Double glazed window to front, radiator, fireplace



## Kitchen

17'10" x 8'11" (5.44 x 2.73)

Double glazed PVC door to rear



## Landing

Access to loft, airing cupboard

## Bedroom 1

12'6" x 10'2" (3.83 x 3.1)

Double glazed window to front, radiator



## Bedroom 2

12'3" x 9'3" (3.74 x 2.84)

Double glazed window to rear, radiator



### **Bedroom 3**

9'4" x 7'6" (2.85 x 2.3)

Double glazed window to side, radiator, logic combi boiler



### **Wet room**

Walk-in disabled shower, respatex/part tiled walls, lin flooring, radiator, double glazed window to rear



### **Externally**

Garden to front, enclosed garden to rear. Pathway leading to front door.



### **Services**

Advised all mains

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

**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.