

23 Hendre Road, Llangennech, Llanelli, Carmarthenshire, SA14 8TH



Offers in the region of £120,000



Located in Llangennech a semi-detached three bedroom house in need of updating. The property benefits from a long rear garden leading to the detached garage accessed from the rear lane. There is no onward buying chain. The living space offers living room, downstairs bathroom with shower and bath, good size kitchen and utility to ground floor. First floor has the three bedrooms, two double and a single. Improvement and updating works are needed, The area is sought after due to its vicinity to the M4, local shops and local primary schools.

EPC: E Square metres: 87 Council Tax Band: C

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RICS



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PROTECTED

Entrance Porch

Consumer unit, original tiled floor.



Hallway

Stairs to first floor, stair lift, radiator.



Living Room

14'6" x 12'4" (4.43 x 3.76)

Window to front and side, tiled fireplace, radiator.



Downstairs Bathroom

10'2" x 6'11" (3.12 x 2.12)

Bath shower, wc, wash hand basin, tiled floor, part tiled floor, radiator, window facing rear, cupboard, radiator.



Kitchen

13'11" x 10'4" (4.25 x 3.17)

Base and wall units, worktop, sink, spaces for fridge freezer, cooker, radiator, window facing side, part tiled walls, lino flooring, under stair cupboard, loft access.



Utility

10'9" x 5'9" (3.28 x 1.77)

Window to rear, door to side, base units, sink, spaces for washing, cupboard housing boiler.



FIRST FLOOR

Landing

Window to rear, loft access.

Bedroom 1

12'2" x 9'7" (3.73 x 2.93)

Window facing front.



Bedroom 2

10'9" x 9'4" (3.28 x 2.86)

Window facing rear.



Bedroom 3

8'11" x 7'1" (2.72 x 2.16)

Window facing front.



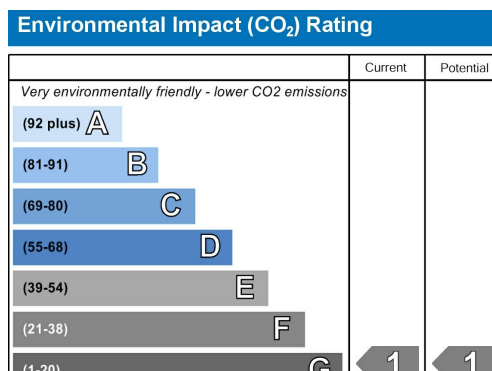
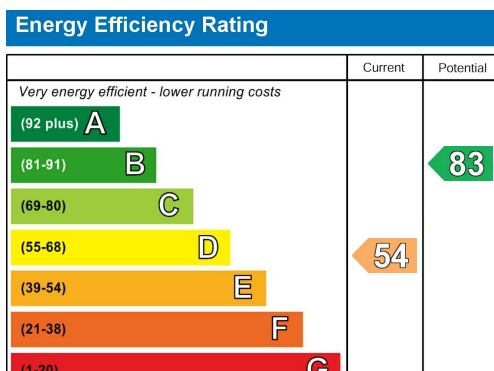
Externally

Front courtyard, gated, side access gate, long rear garden laid largely to lawn, some mature plants, detached garage access from the rear lane.



Services

Advised all servicea are 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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