

# 28 Clos Y Gelli, Pemberton, Llanelli, Carmarthenshire, SA14 9BB



**Asking price £259,995**



An outstanding modernised three bedroom detached house in the sought after Pemberton area of Llanelli, sought after as good for schools, primary and secondary, handy for commuting links to the M4, and popular Trostre Retail Park. The property is ready for immediate occupation.

The added bonus of there being no onward buying chain for the new buyer to worry about.

All works have been done to a high standard, spacious living room opening to lovely open plan dining room kitchen area, opening out to the garden. Upstairs has the three bedrooms, en-suite shower and bathroom. All works done since 2021, including a modern boiler. We believe the garden is the largest plot on this select development.

EPC: D Square Metres: 78 Council Tax Band: C

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PROTECTED

## Hall

Stairs to first floor, radiator, laminate flooring.



## Downstairs Cloaks

Window to front, wc, vanity housed wash hand basin, vinyl flooring.



## Living Room

14'5" x 12'2" (4.40 x 3.71)

Window to front, fireplace, open arch to dining room/kitchen, understair low level cupboard, laminate flooring, radiator.



## Open Plan Dining Room Kitchen

15'5" x 11'7" (4.72m x 3.54m)

French doors to rear, window to rear, modern kitchen base and wall units, built in fridge freezer, AEG hob extractor, high level oven, space for washing machine



## FIRST FLOOR

### Landing

Window to side, airing cupboard, loft access hatch with drop down ladder and electrics.



### Bedroom 1

11'4" x 8'8" (3.46 x 2.65)

Window facing front, radiator, laminate flooring.



## En-Suite

8'8" x 3'9" (2.65 x 1.16)

Walk in shower, wash hand basin, wc, window to side, heated towel rail, vinyl flooring, part respatex to walls.



## Bedroom 2

10'10" x 8'1" (3.31 x 2.47)

Window to rear radiator, laminate flooring.



## Bedroom 3

8'4" x 6'7" (2.56 x 2.03)

Window to front, radiator, laminate flooring.



## Bathroom

6'11" x 5'8" (2.13 x 1.74)

Freestanding bath, freestanding taps, basin, wc, window to rear, part tiled walls, heated towel rail.



## Externally

Front garden laid to lawn, side tarmac driveway, side access gate. Rear garden is laid to deck terrace, patio area, lawn, archway, door into rear of garage to the side of the property. Lower sloping rear garden, ready for further development. Garden is enclosed with fence and walls to boundary.



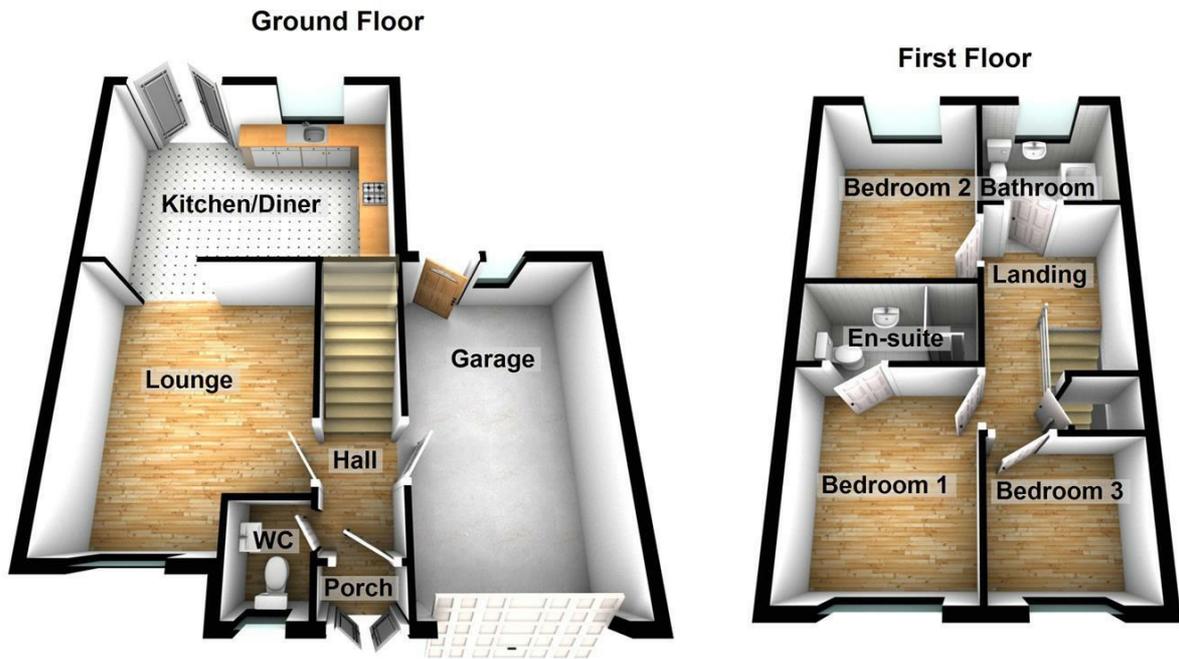
## Garage

Pitched roof, up and over door, electrics.



## Services

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



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>		
	<b>57</b>	<b>82</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.