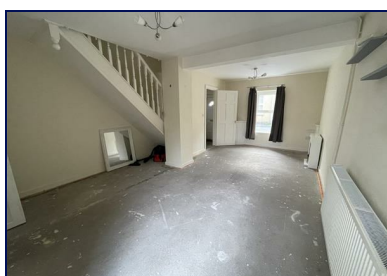


## 25 Dolau Fawr, Llanelli, SA15 2HW



**Offers in the region of £109,995**



A mid-terraced house located on the outskirts of Town, tucked away on a side street, yet within easy access of local amenities. An ideal First Time or Investment Buy with the benefit of no onward chain and gas central heating .

The accommodation comprises of Entrance Hallway, Lounge with open stairway feature, Kitchen/Diner, Downstairs Bathroom and Two Bedrooms..

Level, enclosed garden to the rear with gated rear lane access. Viewing By Appointment.  
EPC-D, Square Metres-69, Council Tax- B.

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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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**RICS**



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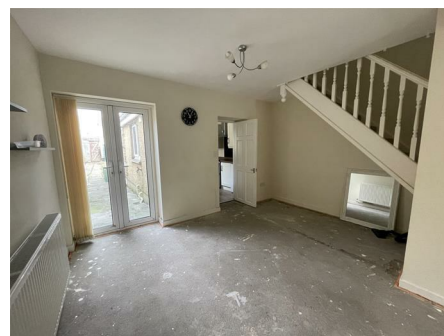
## Entrance Hallway

Via uPVC double glazed entrance door, stairs to first floor, smooth ceiling, smoke alarm.

## Lounge

19'10" x 9'10" (13'2" max) (6.05 x 3.00 (4.02 max))

uPVC double glazed window to front, uPVC double glazed French doors to rear, radiator, smooth ceiling.



## Kitchen/Diner

14'3" x 7'10" (4.36 x 2.39)

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit, freestanding electric oven, separate grill & 4 ring hob with extractor hood over, wine cooler, integrated freezer, dishwasher, washing machine, fridge, space for tumble dryer, laminate flooring, radiator, wall mounted gas central heating boiler, smooth ceiling, uPVC double glazed window to side.



## Rear Hallway

Tiled flooring, uPVC double glazed door to side with obscure glass, smooth ceiling.

## Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, low level W.C. and wash hand basin set in vanity unit, wall mounted extractor hood, fully tiled walls, tiled flooring, smooth ceiling, radiator, uPVC double glazed window to the rear with obscure glass.



## FIRST FLOOR

### Landing

Access to loft space, smoke alarm, smooth ceiling.



### Bedroom 1

14'3" x 7'9" (4.36 x 2.37)

uPVC double glazed window to front, radiator, smooth ceiling.



### Bedroom 2

7'9" x 7'9" (2.37 x 2.37)

uPVC double glazed window to rear, radiator, smooth ceiling.





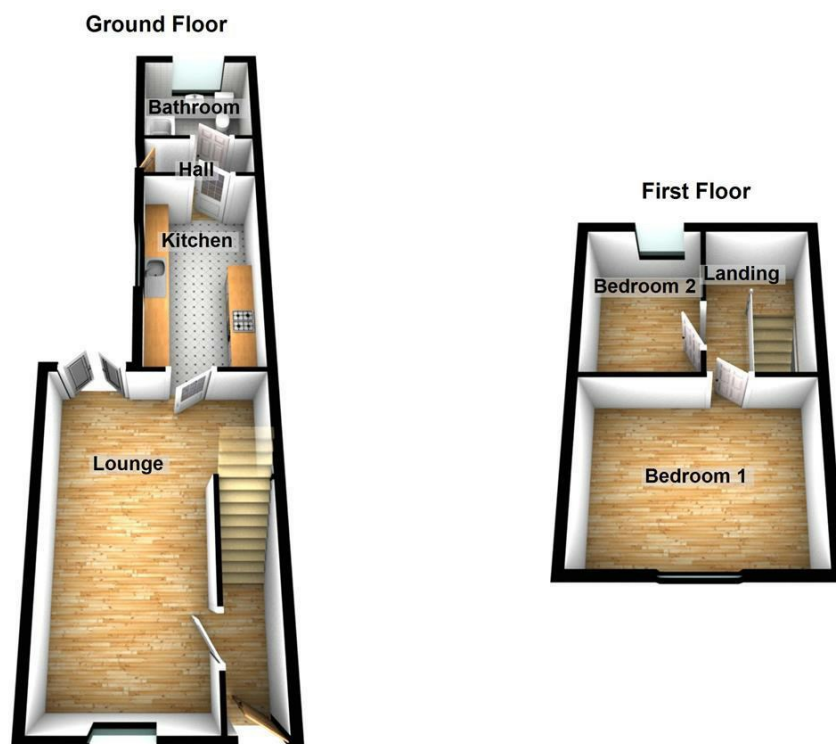
## **External**

garden laid to lawn, paved pathway & patio, storage shed, outside tap, gated rear lane access.



## **Services**

Mains gas, electric, water & drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	76
(39-54) E		
(21-38) F		
(1-20) G		

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

**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.