

# 53 Queen Victoria Road, Llanelli, Carmarthenshire, SA15 2TR



**Asking price £225,000**



Substantial period house offering a central location, no onward buying chain, lots of period features remain to add to the charm.

The ground floor benefits from three receptions, kitchen, utility and downstairs wc, first floor offers four bedrooms and bathroom, door leads off landing to the attic room. The property has been redecorated and new flooring has been laid. To the rear is a town garden accessing the rear lane. The area lands between the coastline for walks and town for shops, cafes etc.

EPC: E Sqare metres: 174 Council Tax Band : D

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## Entrance Porch

Tiled floor, ceiling detailing, etched glazed door into hall.



## Hall

Stairs to first floor, new carpet, radiator, under stair cupboard.



## Front Living Room

**14'2 x 13'5 (4.32m x 4.09m)**

Bay window to front, twin alcoves, radiator, new carpet, fireplace.



## Mid Sitting Room

**12'3 x 11'5 (3.73m x 3.48m)**

Door to rear, new carpets, radiator, alcoves, fireplace.



## Dining Room

**15'7 x 10'9 (4.75m x 3.28m)**

Window to side, radiator, fireplace, alcove built in cupboards.



## **Kitchen**

**11'1 x 10'9 (3.38m x 3.28m)**

Base and wall units, worktop, cooking range, space for American fridge freezer, part tiled walls, tiled floor, window to side, space for dishwasher.



## **Utility**

**8'0 x 5'2 (2.44m x 1.57m)**

Wall units, worktop with space for washing machine and tumble dryer, part tiled walls, vinyl flooring, window facing rear.



## **Downstairs WC.**

Wc, corner wash hand basin, part tiled walls, window facing side, vinyl flooring.



## **FIRST FLOOR**

### **Landing**

Split turn landings to front and rear, new stair runner, door to access attic floor.



### **Bedroom 1**

**17'6 x 15'5(9'9) (5.33m x 4.70m(2.97m))**

Bay window and additional window to front, radiator, new carpets.



## **Bedroom 2**

**10'9 x 10'9 (3.28m x 3.28m)**

Window facing rear, radiator, new carpet.



## **Bedroom 3**

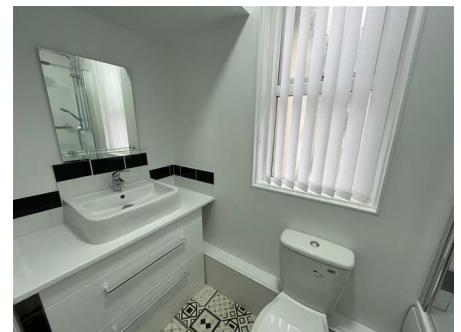
**9'2 x 8'0 (2.79m x 2.44m)**

Window facing side, radiator, new carpet.



## **Bathroom**

Bath with shower over, glazed screen, vanity housed wash hand basin, wc, heated towel rail, cupboard housing new boiler, window facing side, vinyl flooring, part tiled walls.



## **Bedroom 4**

**11'2 x 10'7 (3.40m x 3.23m)**

Window facing rear, radiator, new carpet.



## **Attic Room/Bedroom 5**

**17'4 x 16'9(8'4) (5.28m x 5.11m(2.54m))**

Two velux windows to rear, window to front, boarded walls, carpet.

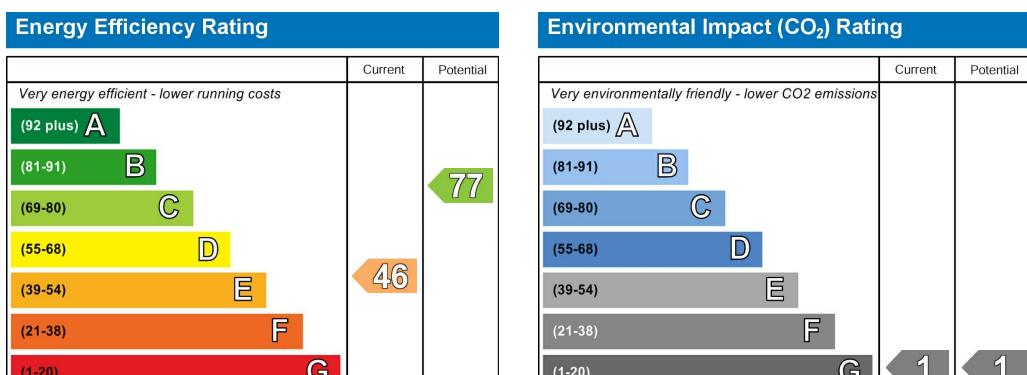


## **Externally**

Front walled and gated forecourt. Rear garden with rear lane access. Permit residents parking.

## **Services**

We are advised all services are mains. Wide angled lense 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**

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