

3 Palace Avenue, Llanelli, SA15 1NA



Asking price £179,950



No Onward Buying Chain on this three bedroom semi-detached recently refurbished double fronted house very conveniently located for local primary and secondary schools.

The property offers a detached garage and good size garden fully enclosed to the side. Living space offers two receptions to front with box bay windows, a modern kitchen with space for dining, handy downstairs wc, the upstairs offers the three bedrooms and modern stylish bathroom, incorporating a shower bath.

This house is placed perfectly for Trostre Retail Park, or a walk into town, please note new flooring and decor have been done, so making moving in a little simpler for the new owner.

EPC; D Square Metres: 102 Council Tax Band: C

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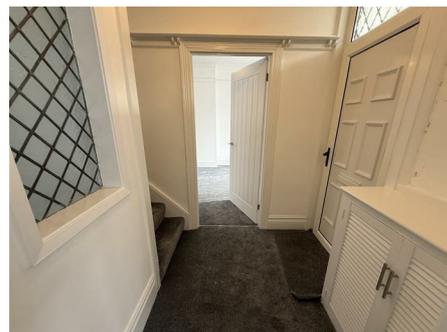
PROTECTED

Accommodation Provides:

uPVC front entrance door into

Hallway:

With staircase to first floor, picture rails, window with obscure glass, cupboard housing consumer unit.



Lounge:

18'1" into bay x 10'8" (5.53m into bay x 3.27m)

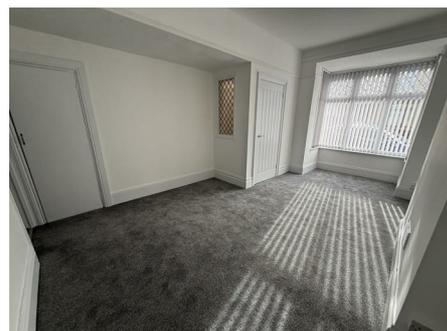
Bay window to front, window to rear, radiator, picture rails, cupboard housing gas meter, new carpets, new decor.



Sitting Room

7'4" into bay x 11'10" (2.26m into bay x 3.61m)

Bay window to front, wooden glazed internal window, 2 radiators, picture rails, door to storage cupboard, new carpets, new decor.



Kitchen/Breakfast Room:

10'1" x 10'0" (3.08m x 3.07m)

Fitted with base and wall units with complimentary work surfaces, stainless steel single drainer sink unit with mixer taps, built in electric oven, ceramic hob with extractor above, plumbing for automatic washing machine, tiled splash back, wood effect herringbone vinyl flooring, window to rear, new flooring, new decor, space for table and chairs.



Inner Hallway:

Door to side with obscure glass, radiator, door into

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W.C:

With w.c. and wash hand basin, tiled splash back, vinyl flooring, window with obscure glass, extractor fan.



FIRST FLOOR:

Landing:

With loft access, split turn landing.



Bedroom 1:

15'7" x 10'10" (4.77m x 3.31m)

Window to front and rear, 2 radiators, coved ceiling, new carpets, new decor.



Bedroom 2:

15'8" x 8'7" (4.79m x 2.63m)

Window to front, radiator, coved ceiling, new carpets, new decor.



Bedroom 3:

9'8" x 10'11" (2.96m x 3.35m)

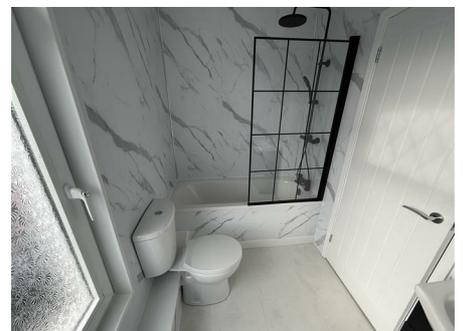
Window to rear, radiator, coved ceiling, door to airing cupboard housing gas combi central heating boiler and built in wardrobe space, new carpets, new decor.



Bathroom:

8'2" x 5'2" (2.49m x 1.58m)

Fitted with a three piece suite of w.c. & wash hand basin, bath with rainwater shower over and screen, radiator, window with obscure glass to front, panelled walls, vinyl flooring, extractor fan.

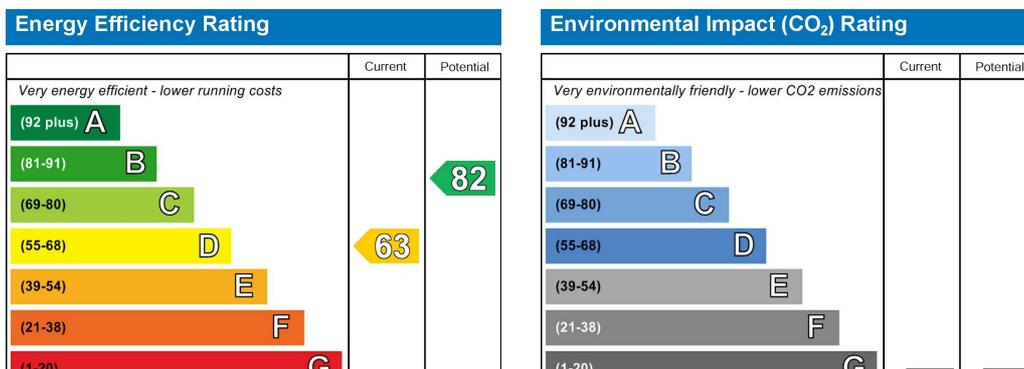


Externally:

Front gated and walled forecourt, garage to side, enclosed good size garden to side of the property with storage shed and fully enclosed.

**Services:**

Mains water, gas, electricity and drainage. 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

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