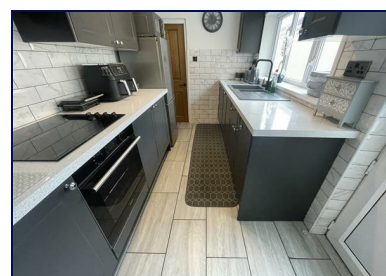
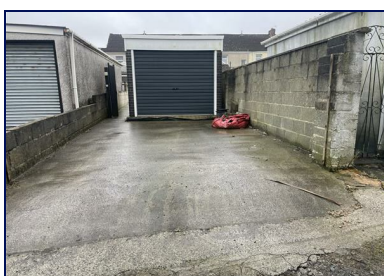


69 Hendre Road, Llangennech, Llanelli, SA14 8TH



Asking price £164,995



Delightful, modernised and refurbished mid terrace cottage in the heart of Llangennech, with its handy quick access to the M4.

There are two double bedrooms, two bathrooms, one upstairs and one downstairs making living a lot easier. Modern kitchen, and the downstairs bathroom doubles up as a utility room done in 2024.

The garden extends to the rear, newly built garage and the parking bay off the lane can fit a transit van.

All the hard work has been done on this one, with the bulk of the work done in 2018.

This one will be snapped up as Llangennech is one of our top selling areas.

EPC: D Square Metres: 68 Coucil Tax Band: B

Mallard
chartered surveyors • estate agents • lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS

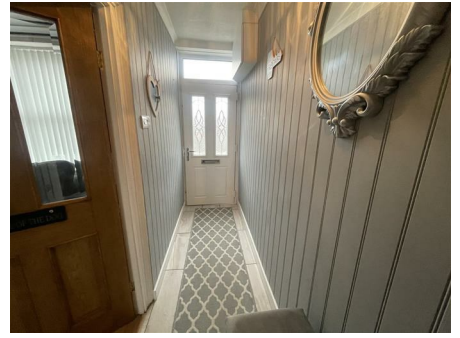


naei | propertymark

PROTECTED

Hallway

Understair cupboard, panelled walls, wall mounted consumer unit.



Living Dining Room

23'1" x 10'10"(10'0") (7.06 x 3.31(3.07))

Window facing front & rear, two radiators, fireplace housing gas fire, stairs to first floor laminate flooring.



Kitchen

11'9" x 7'0" (3.59 x 2.14)

Modern range of base and wall units, sink, built in oven, hob, extractor fan, window facing side, part tiled walls, door to side/rear, space for fridge freezer, tiled floor, integrated dishwasher.



Downstairs Bathroom/Utility

8'8" x 6'7" (2.65 x 2.02)

Window to side, bath with hand held shower, worktop, wash hand basin, wc, touch light mirror, space for washing machine, heated towel rail, part tiled.



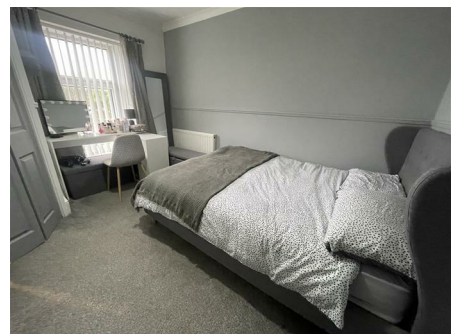
First Floor

Landing

Bedroom 1

10'4" x 9'8" (3.16 x 2.95)

Window to rear, radiator, carpet, folding door to en-suite.



En-Suite

Shower cubicle, wc, vanity housed wash hand basin, , heated towel rail, spot lights, window to rear.



Bedroom 2

13'4" x 10'10" (4.08 x 3.32)

Twin windows to front, radiator, carpet, loft access.



Externally

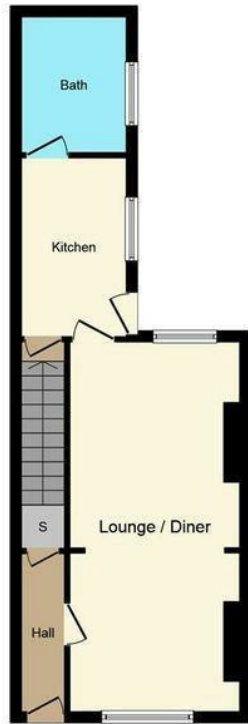
Front walled gated garden laid to gravel. Rear garden walled in, laid to lawn and patio area, outside boiler room with four sockets, rear gate to rear parking bay fits a transit van, rear lane access to the garage.

Garage built approx 2 years ago, roller shutter door, window and door into garden. measuring 5.43m x 2.83m



Services

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



Ground Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx



First Floor

Floor area 28.0 sq. m. (301 sq. ft.) approx

Total floor area 69.0 sq. m. (743 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		

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

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.