

3 Brown Avenue, Llanelli, SA15 2BB



Offers in the region of £129,995



A Semi-Detached house with off road parking, situated within excellent access to Trostre Retail Park, Local Beach & link road to Bynia & Swansea.

Well presented, the accommodation briefly comprises off Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Wet Room (Downstairs), Three Bedrooms & Cloakroom (upstairs). Externally there is a tarmac driveway to the front and rear garden with storage shed. An ideal investment or first time buy with the benefit of gas central heating & uPVC double glazing. No Chain.

EPC Rating - D, Square Metres - 91, Council Tax - B.
25 YEARS SELLING PROPERTY & LOOKING AFTER CLIENTS

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

Entrance Hallway

uPVC double glazed door to side with obscure glass, radiator, tiled flooring, stairs to first floor.

Lounge

11'9" x 13'5" (16'9" max) (3.59 x 4.10 (5.11 max))

uPVC double glazed windows to front & side, radiator, laminate flooring, coved ceiling, marble fireplace, hearth & surround with electric fire.



Dining Room

10'1" x 12'3" (15'6" max) (3.08 x 3.75 (4.73 max))

uPVC double glazed window to side, radiator, laminate flooring, smooth ceiling, under stairs storage cupboard with uPVC double glazed window to side with obscure glass, opening through to:



Kitchen

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit, built in electric oven, grill & 4 ring hob with extractor hood over, space for fridge freezer, cushioned flooring, tiled walls over worksurface, radiator, uPVC double glazed window to rear, smooth ceiling, door to:



Utility Room

Fitted worktop, plumbing for washing machine, space for tumble dryer, cushioned flooring, radiator, smooth ceiling, uPVC double glazed window to side with obscure glass, uPVC double glazed door to front with obscure glass.

Wet Room

Fitted with three piece suite comprising of low level W.C., pedestal wash hand basin & wall mounted electric shower, extractor fan, radiator, partly tiled walls, smooth ceiling, uPVC double glazed window to rear with obscure glass.



FIRST FLOOR

Landing

uPVC double glazed window to side with obscure glass, access to loft space, radiator, dado rail.

Bedroom 1

12'0" x 8'6" (3.68 x 2.60)

uPVC double glazed window to front, radiator, built in storage cupboards with sliding doors.



Bedroom 2

9'11" x 7'4" (3.03 x 2.24)

uPVC double glazed window to rear, radiator, built in storage cupboard with sliding door, ceiling fan, cupboard housing gas central heating boiler.



Bedroom 3

6'7" x 8'5" (2.01 x 2.59)

uPVC double glazed window to front, radiator, built in storage cupboard.

Cloakroom

Low level W.C., pedestal wash hand basin, uPVC double glazed window to rear with obscure glass, fully tiled walls, cushioned flooring, heated towel rail, tongue & groove panelling to ceiling.



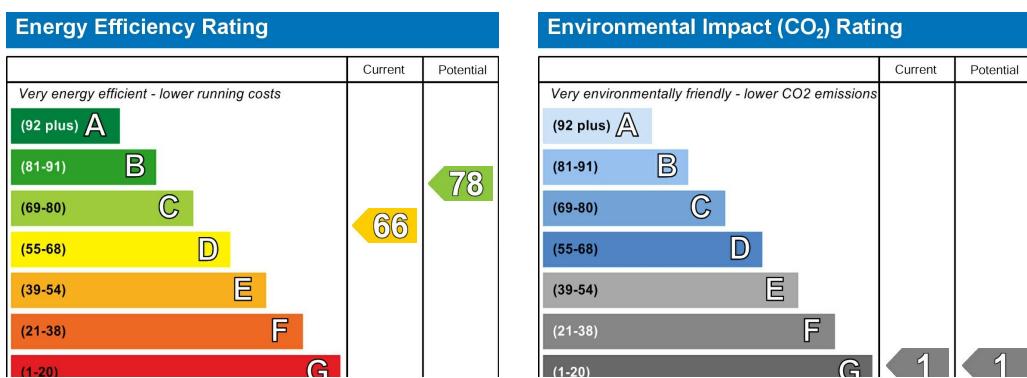
External

Tarmac driveway, gated side access to rear garden with patio, various trees & shrubbery & storage shed.



Services

Mains, gas, water, electric & drainage.



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.