

35 Clos Y Deri, Dafen, Llanelli, SA14 8QZ



Asking price £165,000



Three bedroom semi-detached house tucked away in the Dafen area of Llanelli. The house has the really good size living room to the front, a downstairs cloak and open plan kitchen dining room to the rear with doors to the garden. Upstairs offers the three bedrooms and bathroom. number 35 benefits from a driveway and garage tp side and fully enclosed rear fenced in garden. The area is perfect for local primary and secondary schools, Prince Phillip Hospital and commuting links to the M4 and down to Trostre Retail Park.

EPC: TBC Square Metres: 73 Council Tax Band: C

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RICS



naei | propertymark

PROTECTED

Hallway

Radiator. stairs to first floor.



Downstairs Cloaks. WC

Wc, basin, window facing front. modern consumer unit, radiator.



Living Room

15'3" x 11'10"(14'9") (4.65 x 3.63(4.5))

Window to front, open under stairs, radiator.



Kitchen Dining Room

14'9" x 10'1" (4.51 x 3.09)

Base and wall units, sink, built in cooker and hob, spaces for washing machine, fridge freezer, dining area, radiator, window to rear, sliding door to rear, wall mounted boiler.



FIRST FLOOR LANDING

Window to side, loft access, airing cupboard, cupboard housing tank.



Bedroom 1

12'3" x 8'2" (3.74 x 2.50)

Window to rear, radiator, built in wardrobes.



Bedroom 2

10'11" x 8'6" (3.34 x 2.60)

Window to front, radiator.



Bedroom 3

8'10" x 6'5" (2.70 x 1.97)

Window to rear, radiator.



Bathroom

Bath with shower over, basin, wc, window to front, radiator.



Externally

Driveway leads to garage. Fenced enclosed rear garden, laid to lawn, shed and patio.



Services

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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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

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