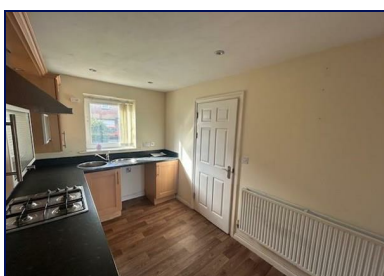


41 Pentre Doc Y Gogledd, Llanelli, Carmarthenshire, SA15 2JW



Asking price £170,000



Public Notice

Address: 41 Pentre Doc Y Gogledd, Llanelli, Carmarthenshire, SA15 2JW

We are acting in the sale of the above property and have received an offer of £165,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating -C

Semi-detached three storey 4 bedroom town house in the Pentre Doc Y Gogledd seafront development on Llanelli beachfront.

Please note leasehold, 104 years remaining.

The living space offers flexible living, for families or individuals wanting the location and use of 4/bedrooms as perhaps other rooms. The area offers access to the coastal A484 road for travel links, local restaurant, access to schools and shops or just walks on the beach/cycle path.

EPC: C Square Metres: 96 Council Tax Band: E

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RICS



naea | propertymark

PROTECTED

Hallway

Stairs leading to first floor



Kitchen/lounge

21'8" x 13'10" (6.62 x 4.22)

Window facing front, fitted wall & base units with worktop, sink, integrated oven & gas hob. Sliding doors to rear garden.



Downstairs Cloak/WC

WC, wash hand basin

MID FLOOR LANDING

Window to front, stairs to top floor.



Bedroom 1

13'3" x 9'10" (4.06m x 3.02m)

Radiator, window to rear



En-suite shower room

Shower cubicle, WC, radiator, lino flooring

Bedroom 2/sitting room

15'5" x 7'10" (4.7 x 2.39)

Window to front, radiator



TOP FLOOR LANDING

Bedroom 3

8'2" x 7'6" (2.51 x 2.31)

Window to front, radiator, storage cupboard, loft hatch



Bathroom

Panelled bath, WC, wash hand basin



Bedroom 4

9'11" x 7'3" (3.04 x 2.21)

Window to rear, radiator

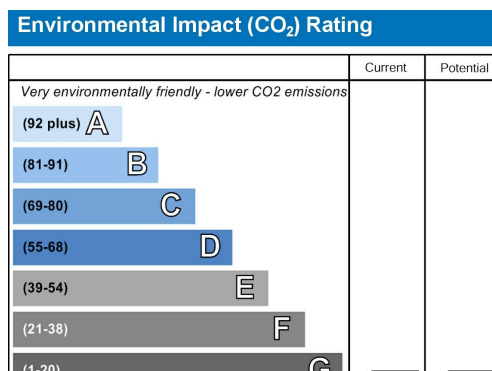
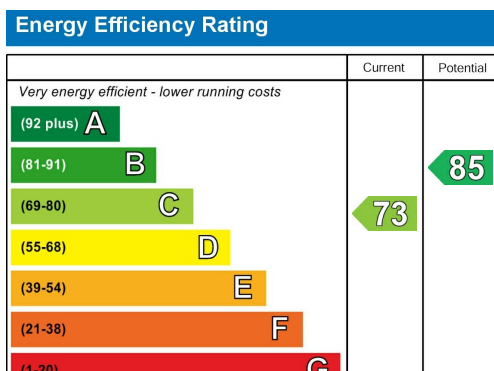
Garage

Externally

Front lawn, driveway. Rear fenced in garden laid to lawn.

Services

Advised all mains. 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

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.