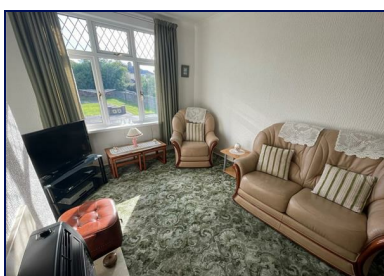


11 Brettenham Street, Llanelli, Carmarthenshire, SA15 3ED



Asking price £175,000



A well looked after three bedroom semi-detached house in the ever popular Brettenham Street in the Stradey area of Llanelli. The property has the added bonus of a parking bay to front for off road parking, side access to the rear elongated garden, largely south facing, offering scope for extending as neighbouring properties illustrate subject to planning consents. The property has no onward buying chain, accommodation is made up of two receptions, kitchen to ground floor and three bedrooms and bathroom to first floor.

Council Tax Band: TBC EPC: TBC Square metres: TBC

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RICS



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PROTECTED

Entrance Hallway

Stairs to first floor, radiator, corner meter cupboard, carpet.



Front Sitting Room

11'8 into box bay x 10'4 (3.56m into box bay x 3.15m)

Twin alcoves, box bay to front, radiator, tiled fireplace, electric fire, carpet.



Rear Living Room

15'4 x 10'4 (4.67m x 3.15m)

Window to rear, carpet, radiator, gas fire.



Kitchen

12'6 x 7'1 (3.81m x 2.16m)

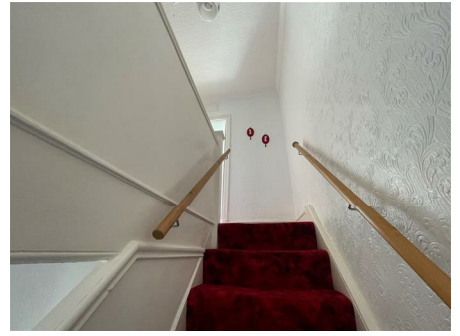
Door to rear, twin windows to side, understair, with a meter, range of base and wall units, worktop housing sink, space for washing machine, space for fridge freezer, space for cooker, wall mounted boiler, tiled floor, part tiled walls.



FIRST FLOOR

Landing

Loft access.



Bedroom 1

14'5" into bay x 11'6" (4.39m into bay x 3.51m)

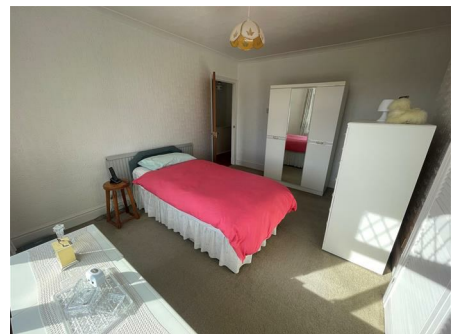
Box bay to front, radiator, carpet, built in cupboard.



Bedroom 2

13'5" x 10'3" (4.09m x 3.12m)

Window to rear, radiator, fitted triple wardrobes.



Bedroom 3

8'0" x 5'9" (2.44m x 1.75m)

Window to rear, carpet.



Bathroom

Bath, wash hand basin, w.c. radiator, window to front, vinyl flooring, part tiled walls.



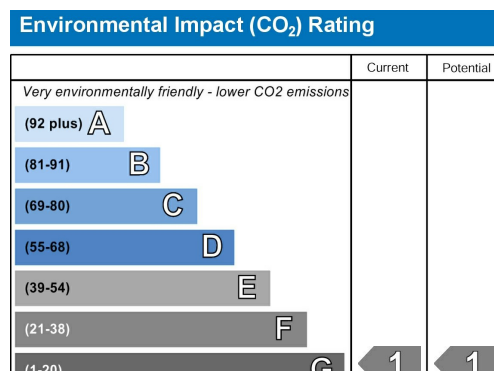
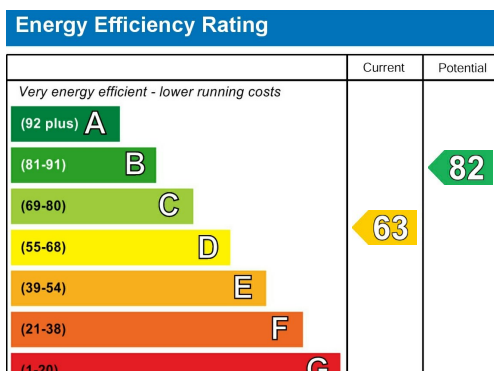
Externally

Front gated and walled front garden with parking bay, side access gate to path to rear. Patio area, outside shed, expanse of lawn, walled garden largely south facing. Offering room to extend further subject to planning consents.



Services

Advised all mains. Wide angled lense 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.