

## 20, Globe Row, Llanelli, SA14 8PA



**Offers in the region of £146,950**



A mid-terraced house located in the Dafen area of Llanelli with a cottage style feel and good sized garden to the rear. Excellent access to the M4, close to Trostre Retail park and Local Hospital & Schools just up the road. The property offers Two Bedrooms and Two Reception Rooms, gas central heating and uPVC double glazing. Some updating works were carried out around Four years ago to include new roof, boiler & fitted bathroom and for peace of mind, there is no onward chain.

Viewing By Appointment.

EPC Rating- D, Square Metres- 69, Council Tax-B

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## Entrance Hallway

Via uPVC double glazed entrance door, stairs to first floor, tiled flooring, radiator, coved & textured ceiling.

## Dining Room

10'7" x 12'7" (3.24 x 3.85)

uPVC double glazed French doors to rear, radiator, tiled flooring, coved & textured ceiling, tongue & groove panelling to one wall, understairs storage cupboard, opening through to:



## Lounge

12'0" x 9'5" (3.66 x 2.89)

uPVC double glazed window to front, radiator, tiled flooring, textured & coved ceiling, cupboards to alcoves.



## Kitchen

7'8" x 9'9" (2.36 x 2.98)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, built in electric oven, separate grill & 4 ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled flooring, uPVC double glazed window to rear, timber 'stable style' door to side, textured & coved ceiling, walls tiled over worksurface.



## FIRST FLOOR

### Landing

Access to attic space, boarded & pull down ladder, textured ceiling.

### Bedroom 1

10'0" x 10'0" (3.06 x 3.06 )

Textured ceiling, radiator, uPVC double glazed window to rear.



### Bedroom 2

8'9" x 10'4" (2.68 x 3.15)

uPVC double glazed window to front, textured ceiling, radiator, fitted wardrobes.



### Dressing Room

10'5" x 6'9" (3.19 x 2.06)

uPVC double glazed window to front, radiator, textured ceiling, fitted wardrobes.



## Bathroom

Fitted with a three piece suite comprising of walk in shower, wall mounted wash hand basin with fitted drawer unit, walk in shower & low level W.C., vinyl flooring, radiator, heated towel rail, fitted wall unit, uPVC double glazed window to rear with obscure glass, partly tiled walls, part Respatex to walls, airing cupboard with wall mounted gas central heating boiler & slatted shelving.



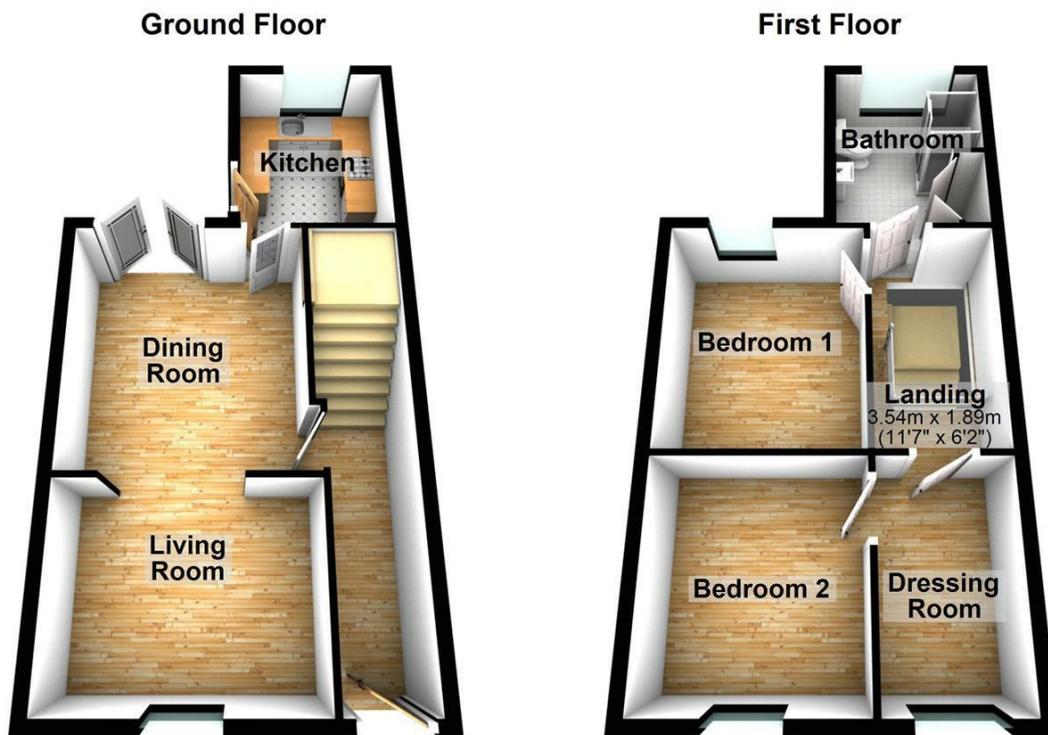
## External

Patio area, storage shed, garden laid to lawn with various trees & shrubbery, outside tap.



## Services

Mains gas, electric, water & drainage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

**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**

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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.