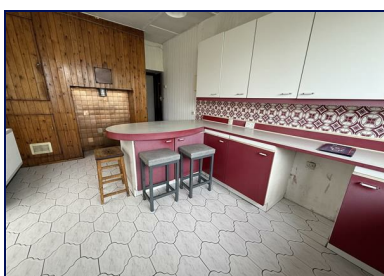
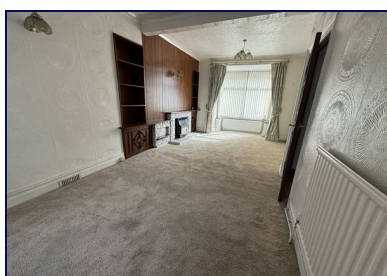


7 College Hill, Llanelli, Carmarthenshire, SA15 1EL



Asking price £175,000



A three bedroom mid terraced period property located on College Hill, a popular tree lined road close to Llanelli town centre.

There is a good size garage to the rear, accessed from rear lane access.

The house has no onward buying chain, which can make buying easier. This has been a family home for many years and does require updating works. It offers spacious receptions, bigger than anticipated kitchen, downstairs wc, side porch/utility and the three bedrooms and shower room to the first floor.

EPC: D Square Metres: 113 Council Tax Band: D

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RICS

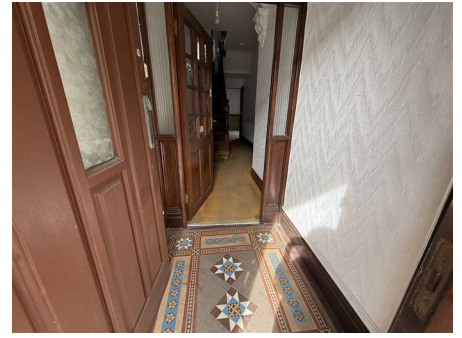


naea | propertymark

PROTECTED

Porch

Original tiled floor, wall mounted electrics.



Hallway

Stairs to first floor, radiator, understair cupboard.



Living Room

11'7"(9'8" x 18'8" (3.55(2.97 x 5.7)

Box bay to front, two radiators, part panelled walls, window and door into porch space.



Sitting Room

12'2" x 10'4" (3.73 x 3.15)

Radiator, window to side, panelled alcoves/shelves, fireplace.



Kitchen

17'8" x 10'6" (5.41 x 3.21)

Base and wall units, twin sinks, high level oven(untested), inset fireplace, window to side and rear, security shutter to rear window remote, tiled floor, part tiled walls.



Utility/Side Porch/WC

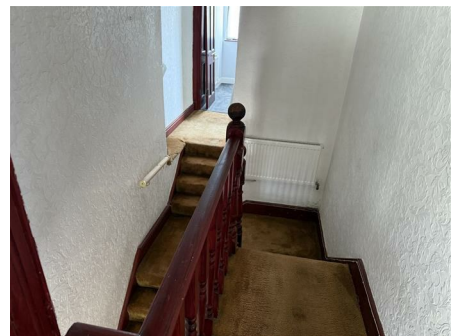
13'2" x 5'7" (4.02 x 1.72)

Door to rear, wc, sloping ceiling, quarry tiled floor.



FIRST FLOOR LANDING

Split turn stairs, cupboard, radiator.



Bedroom 1

14'2" x 11'2" (4.34 x 3.42)

Twin windows to front, built in wardrobes, radiator.



Bedroom 2

10'3" x 9'10" (3.13 x 3.0)

Window to rear, radiator.



Bedroom 3

9'10" x 8'5" (3.01 x 2.57)

Window facing rear, radiator.



Bathroom

Wc, wash hand basin, shower, window facing side, vinyl flooring, airing cupboard.



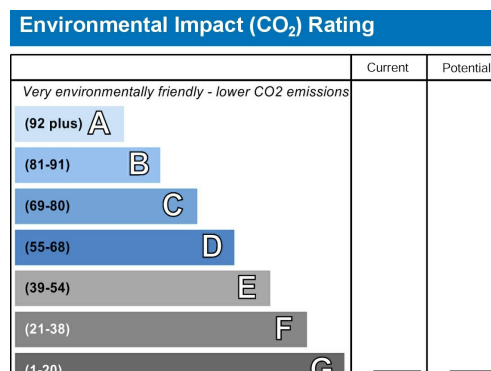
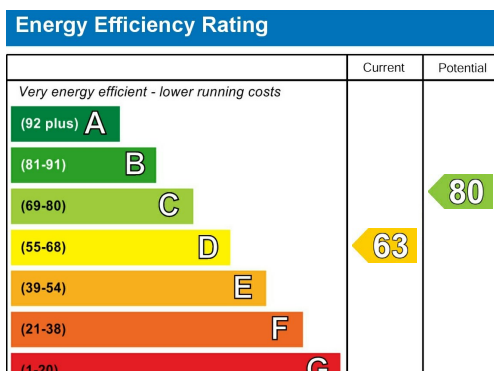
Externally

Rear patio, garden leads down to large garage accessed via rear lane.



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.