

## 98 Dillwyn Street, Llanelli, SA15 1BU



**Offers in the region of £230,000**



An opportunity to purchase a semi-detached house offering spacious accommodation, ideal for family living and an attractive, good sized level garden to the rear.

The property has been a much loved home over the years, been well maintained, the exterior just recently painted, and has retained traditional features such as curved walls and original doors. Ready now for someone to put their own stamp on it, viewing is recommended to appreciate what the accommodation has to offer, briefly comprising of Entrance Hallway, Lounge, Sitting Room, Cloakroom, Kitchen/Diner, Four Bedrooms, Bathroom and Basement/Utility Room.

Viewing By Appointment

EPC Rating - C, Square Metres - 138, Council Tax - C

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**RICS**



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PROTECTED

### **Accommodation Provides:**

uPVC door with obscure glass into .....

### **Hallway:**

With staircase to first floor, radiator, laminate floor, coved ceiling.



### **Lounge:**

14'9" x 16'2" into bay (4.51m x 4.95m into bay)

Bay window to front, two radiators, log burner with slate hearth, coved ceiling.



### **Sitting Room:**

12'2" x 12'6" (3.72m x 3.82m)

Window to rear, radiator, coved and textured ceiling.



### **Cloakroom:**

With w.c. and wash hand basin, cushioned floor, window to side with obscure glass, textured ceiling.





## **Kitchen:**

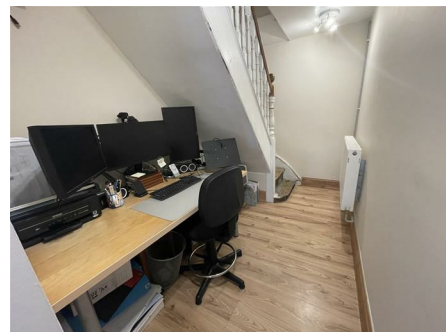
14'5" x 9'1" (4.4m x 2.79m)

Fitted with base and wall units with complimentary work surfaces, stainless steel sink unit, integrated electric oven and hob with extractor above, space for dishwasher and fridge freezer, cushioned floor, vertical radiator, window to rear, storage units fitted to alcoves, smooth and coved ceiling, walk in storage cupboard, door leads to basement.



## **Basement:**

Stairs leads down to understairs study area with laminate floor, radiator, smooth ceiling, leads through to .....



### **Utility Room:**

18'6" x 9'8" (5.64m x 2.95m)

Fitted with base and wall units, workbench, stainless steel sink unit, plumbing for washing machine, laminate floor, wall mounted gas fired central heating boiler, door to side with obscure glass, window to side with obscure glass, two windows to rear.



### **FIRST FLOOR:**

#### **Landing:**

Split level with loft access, textured ceiling with 2 sun tubes, walk in storage cupboard with shelving.



#### **Bedroom 1:**

11'8" x 12'6" (3.57m x 3.82m)

Window to rear, radiator, coved & smooth ceiling.



#### **Bedroom 2:**

12'0" x 11'4" (3.66m x 3.46m)

Window to front, radiator, coved and textured ceiling.



#### **Bedroom 3:**

10'7" x 10'8" (3.23m x 3.26m)

Window to rear, radiator, textured ceiling.



## Bedroom 4:

7'4" x 8'4" (2.26m x 2.56m)

Window to front, radiator, coved and textured ceiling, laminate floor.



## Bathroom:

With w.c. and wash hand basin, panelled bath, shower cubicle, extractor fan, part tiled walls, lino flooring, smooth ceiling, radiator, airing cupboard with sliding doors, window to side with obscure glass.



## Externally:

Portico with original tiled floor, front forecourt laid with slate chippings, paved pathway and gated side access to rear garden with paved patio, borders with various flowers, trees and shrubs. Lawn area, gates giving rear access. Storage shed and log store.

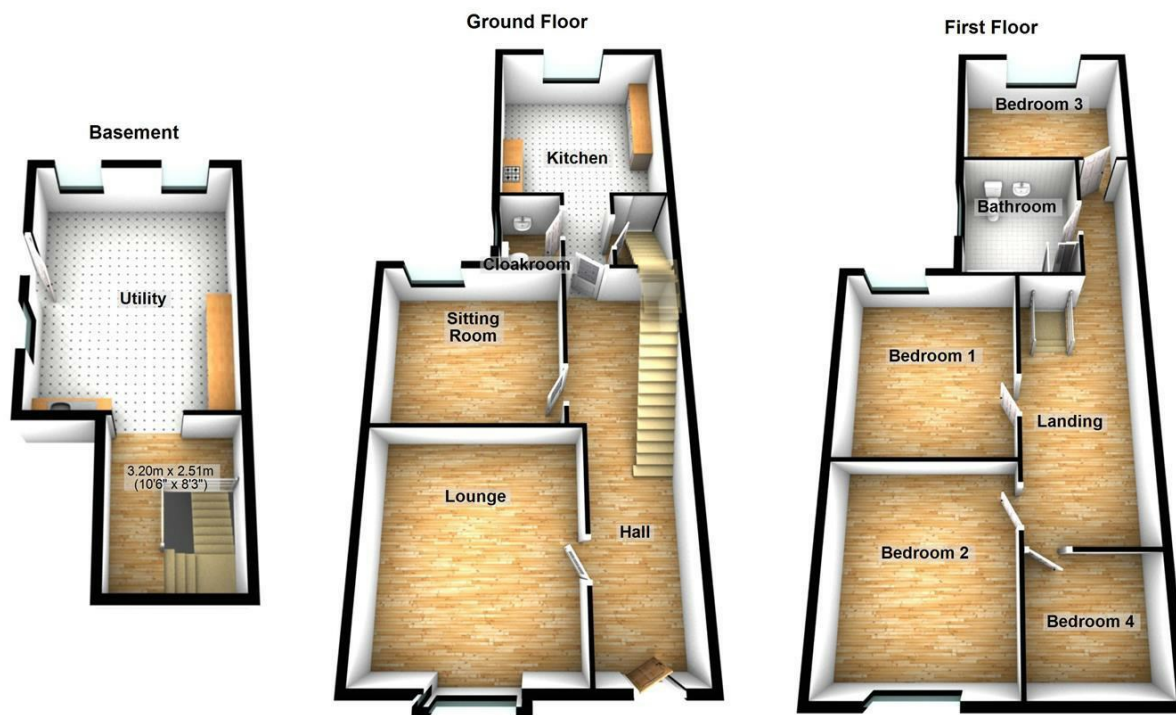


## Services:

Mains water, gas, electricity and drainage.

Owned Solar Panels from 2013 to 2033. Payments quarterly from the electric supplier. (Approx last payment from Oct-Feb £500)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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

**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.