

73 New Road, Llanelli, SA15 3DS



Asking price £299,500



A beautifully presented family home, substantial refurbished throughout by the current owners. Gated parking to rear for two cars. Viewing is recommended to appreciate the spacious accommodation on offer, set over three floors to include a recent loft conversion and En-suite. The property, whilst offering modern living, retains some traditional features such as stained glass and original timber doors and also has the benefit of off road parking to the rear. Located within excellent access to the Coastal Path, Sandy Water Park and within walking distance to Town and all amenities. The accommodation comprises of Entrance Hallway, Cloakroom, Lounge, Sitting Room, Dining Room, Kitchen, Five Bedrooms, Two with En-suite and Family Bathroom.

Externally there is a front forecourt and rear garden with decked area, lawn and rear lane access.

EPC: D Square Metres: 151 Council Tax Band: D

Mallard
chartered surveyors • estate agents • lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



RICS



naea | propertymark

PROTECTED

Entrance Porch

Timber entrance door, coved & smooth ceiling, original tiled flooring, dado rail, timber glazed door with etched glass leads into:

Entrance Hallway

Coved ceiling, stairs to first floor, tiled flooring, radiator, understairs storage cupboard, storage cupboard with uPVC double glazed window to side.

Cloakroom

Low level W.C., wash hand basin with vanity unit, tiled flooring, walls tiled to half, uPVC double glazed window to side with obscure glass, smooth ceiling.

Lounge

14'0 x 14'7 into bay (4.27m x 4.45m into bay)

uPVC double glazed windows to front, radiator, coved ceiling, wrought iron fireplace with tiled hearth, picture rail, sliding doors to :

Sitting Room

13'10 x 11'4 (4.22m x 3.45m)

uPVC double glazed window to rear, radiator, coved ceiling, display shelving to alcoves, picture rail.

Dining Room

11'6" x 16'9" (3.51 x 5.11)

uPVC double glazed window to side, laminate flooring, two radiators, built in storage cupboards.

Kitchen

9'8" x 11'7" (2.97 x 3.54)

Fitted with a range of base & wall units with complimentary work surface over, 1 1/2 stainless steel sink unit, space for cooker, extractor hood, plumbing for washing machine, space or tumble dryer, plumbing for dishwasher, integrated fridge and freezer, tile effect laminate floor, partly tiled walls, radiator, display shelving to alcove with storage cupboard below, uPVC double glazed window to rear, uPVC double glazed door to side with obscure glass.

First Floor

Landing

Split level landing, radiator, smoke alarm, uPVC double glazed window to side, timber bi-folding doors to storage cupboard.

Bedroom 2

9'4" x 17'11" into bay (2.87 x 5.48 into bay)

uPVC double glazed windows to front, radiator, smooth & coved ceiling, fitted wardrobes.

En-Suite

Fitted with a three piece suite comprising of low level W.C., shower cubicle and wall mounted wash hand basin set in vanity unit, heated towel rail, tiled flooring, extractor fan, smooth ceiling.

Bedroom 3

10'9" x 11'5" (3.30 x 3.48)

uPVC double glazed window to rear, radiator, smooth & coved ceiling, fitted wardrobes.

Bedroom 4

11'6" x 9'10" (3.53 x 3.01)

uPVC double glazed window to rear, radiator, picture rail, fitted wardrobes.

Bedroom 5

11'1" x 6'3" (3.40 x 1.91)

uPVC double glazed window to front, radiator, laminate flooring, smooth & coved ceiling, fitted wardrobes.

Family Bathroom

Fitted with a four piece suite comprising of low level W.C., pedestal wash hand basin, shower cubicle and panelled bath, walls tiled to half, tiled flooring, radiator, access to loft space, uPVC double glazed window to side with obscure glass, built in storage cupboard, smooth ceiling.

Second Floor

Landing

Smoke alarm, smooth ceiling.

Master Bedroom

17'4" x 10'3" max (5.30 x 3.13 max)

uPVC double glazed 'Velux' window to rear which offers far reaching coastal views, Vaulted ceiling with feature beams, laminate flooring, under eaves storage, door to dressing room with hanging space & laminate flooring.

En-suite

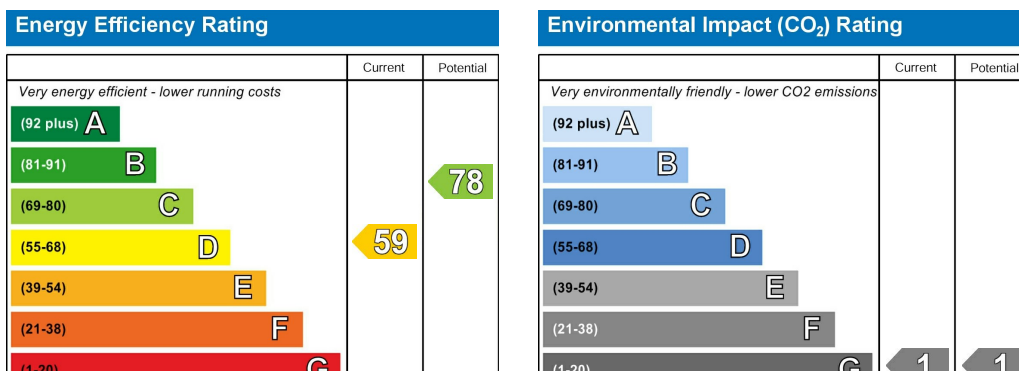
Fitted with a three piece suite comprising of low level W.C., wall mounted wash hand basin set in vanity unit and built in shower, extractor fan.

Externally

Walled front garden laid to lawn with wrought iron gate, rear garden laid to lawn with various trees & shrubbery, concrete parking area providing off road parking for two vehicles, electric roller shutter door and gate giving rear lane access, patio area, steps up to decked area, door to basement housing gas central heating boiler and storage space.

Services

Mains gas, electric, water and drainage.



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.