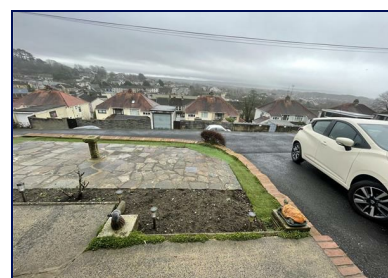


29 Hillside, Furnace, Llanelli, Carmarthenshire, SA15 4ES



Offers in the region of £229,995



Coastal views to the front and countryside views to the rear.
Period semi-detached three bedroom house with off road parking and a garage. The property is a family home and is located in the ever popular Furnace area of Llanelli. local corner shop, local pubs/eateries, access to primary and secondary schools.
Accommodation offers front living room, extended rear sitting dining room, and kitchen to ground floor. Three bedrooms and modern shower room to first floor. Good location, good living space, great views.
EPC: D Square Metres: 108 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



naei | propertymark

PROTECTED

Over Hang Porch

Arch over hang porch area.

Entrance Hall

Stairs to first floor, plate rail, radiator.



Front Living Room

14'6" x 12'0" (4.43 x 3.66)

Alcoves, fireplace, box bay window facing front with views, woodblock flooring, radiator.



Rear Sitting Dining Room

19'9" x 11'9" (6.03 x 3.60)

Arch to dining room, window to rear, fireplace, alcoves, two radiators.



Kitchen

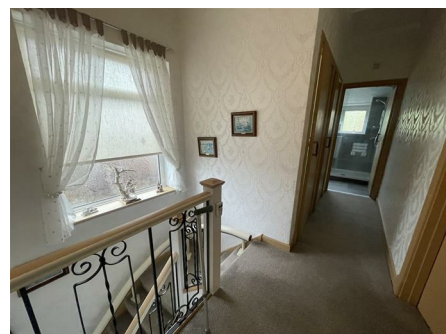
Range of base and wall units, worktop, sink, built in oven, hob and extractor, space for washing machine, space for tall fridge freezer, part tiled walls, window to rear, door to side, understair cupboard, hatch into sitting room, radiator, cushion flooring.



First Floor

Landing

Window facing side, loft access. Walk in airing cupboard, housing boiler and shelves.



Bedroom 1

15'1" x 11'0" (4.61 x 3.37)

Box bay to front with views, radiator, fitted wardrobes to one wall, carpet.



Bedroom 2

12'5" x 11'9" (3.79 x 3.60)

Window facing rear, radiator, fitted wardrobes, views to rear. Carpet.



Bedroom 3

7'10" x 7'10" (2.41 x 2.4)

Window to front with views, radiator, laminate flooring.



Shower Room

Vanity housed wash hand basin, walk in shower, partial sloping roof, laminate flooring, window facing rear, part tiled walls, heated towel rail.



Seperate WC

Wc, window facing side, part tiled walls.



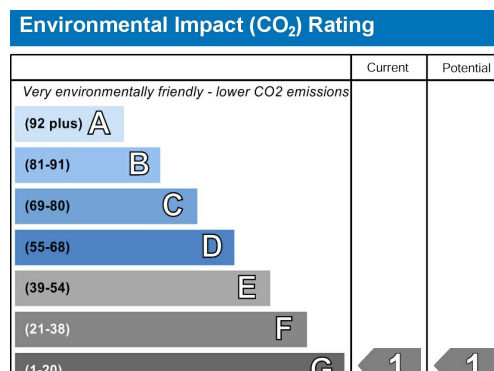
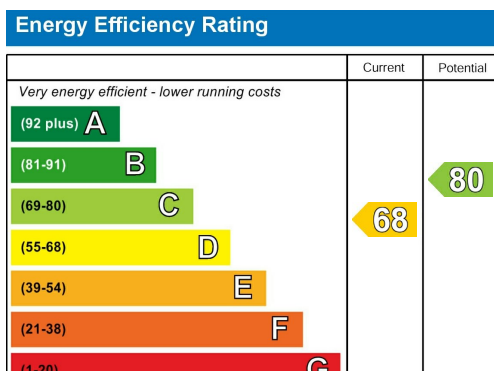
Externally

Front garden laid to gravel, tarmac driveway, garage, side access gate, rear store sheds, additional green shed. Rear garden is terraced with mature planting and backs onto a field. Gravel and patio areas.



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.