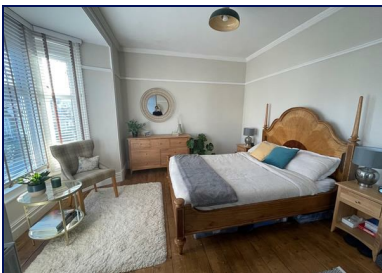


5 Glenalla Road, Llanelli, Carmarthenshire, SA15 1EE



Asking price £184,995



A fine example of how to transform a substantial period house into a contemporary home. The semi-detached bay fronted house retains many of its original features, two receptions and an open plan kitchen dining room with box bay is a key feature room meeting today's demand for living, add to that the utility and downstairs W.C. and the ground floor does not disappoint, the upper floor benefits from three double bedrooms and modern bathroom. The main front bedroom is a stylish affair with bay and light airy feel. To the rear is the garage off the lane and garden fully landscaped, not big but perfectly formed. Local town is to hand and walkable and access for school runs and commutes.

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RICS



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PROTECTED

Entrance Porch

Original tiled floor, part etched glazed door into hall, original front door.



Hallway

Stairs to first floor, under stair cupboard, radiator, original frieze below dado height.



Front Living Room

13'7 x 13'4 (4.14m x 4.06m)

Bay window, feature fireplace, radiator, alcoves.



Mid Sitting Room

12'2 x 11'7 into alcoves (3.71m x 3.53m into alcoves)

French doors to rear, twin alcoves, radiator.



Dining Kitchen Room

26'11 x 10'5 (8.20m x 3.18m)

Box bay to side and additional side window, built in stain glass cupboards and drawers to one wall, radiator, spots to kitchen area, kitchen range comprising of base and wall units, worktop, belfast sink, door to rear part glazed, built in dishwasher, fridge and freezer, built in oven and ceramic hob extractor fan above, part tiled walls.



Utility

7'8 x 5'9 (2.34m x 1.75m)

Window to rear, base units space for washing machine, wall mounted boiler, quarry tile floor.

Downstairs W.C.

5'1 x 2'9 (1.55m x 0.84m)

W.C, vanity housed basin, part panelled walls, wall mounted high level meter, partial sloping ceiling, window to side.



First Floor

Split Landing

Spit turn landing, loft access, double cupboard.

Front Bedroom 1

17'1 x 13'1 into bay (5.21m x 3.99m into bay)

Bay window, additional side window, radiator.



Bedroom 2

12'4 x 10'5 (3.76m x 3.18m)

Window to rear, radiator.



Bathroom

7'4 x 7'2 (2.24m x 2.18m)

Three piece suite, bath with shower over, wash hand basin, W.C., airing cupboard, window facing side, heated towel rail, tiled floor.



Bedroom 3

10'7 x 10'3 (3.23m x 3.12m)

Window to rear, radiator.



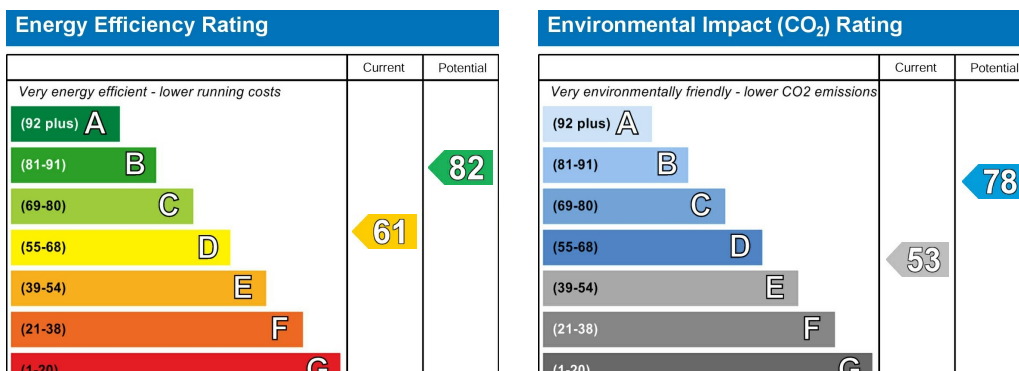
Externally

Elegant front forecourt, gated and gravelled side garden with side pathway to rear gated back garden. Back garden has seating area, steps to garge accessed via rear lane.



Services

Advised services are mains.



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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