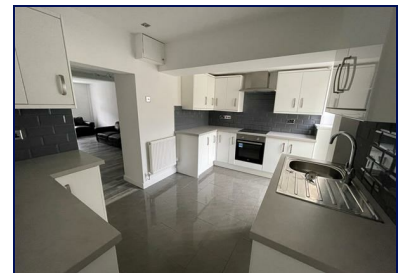
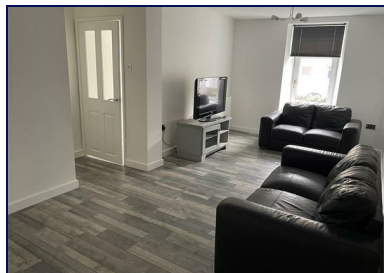
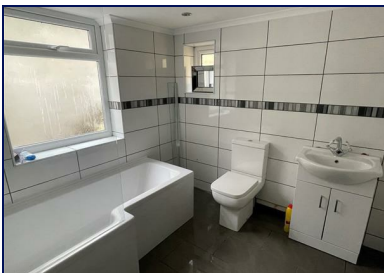


## 21 Bridge Street, Llangennech, Llanelli, Carmarthenshire, SA14 8TW



**Asking price £119,995**



Double parking bay to the rear of the long garden on this three bedroom mid terraced house in Llangennech. Modernised throughout, new kitchen, downstairs modern bathroom, open living dining room and the three bedrooms to the first floor add to the houses appeal. The area is great for local shops, schools and very handy for the commute to the M4. There is no onward buying chain. The garden is long and opens up to the rear lane with a good size parking bay for two vehicles, there are steps to the house from the garden.

VIDEO TOUR CAN BE VIEWED VIA MALLARD FACEBOOK AND INSTAGRAM. FOLLOW US TO FIND YOUR PROPERTY.

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## Hall

Radiator, laminate flooring, meters.

## Living Dining Room

20'6 x 9'9 (6.25m x 2.97m)

Window to front, laminate floor, understair cupboard, stairs to first floor, radiator.



## Kitchen

13'3 x 8'7 (4.04m x 2.62m)

Modern range of base and wall units, worktop housing sink and hob, built in oven, extractor fan, space for washing machine, part tiled walls, tiled floor, radiator, spots to ceiling, door to rear and side panel.



## Bathroom

7'6 x 7'3 (2.29m x 2.21m)

Three piece suite, P-shape shower bath with hand held shower over, vanity housed wash hand basin, W.C., tiled walls, tiled floor, window to side and rear, heated towel rail. Spot to ceiling. Ceiling height is 6'5.



## First Floor

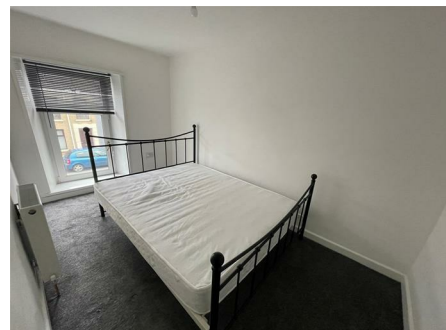
### Landing

Loft access.

### Bedroom 1

12'5 x 7'1 (3.78m x 2.16m)

Window to front, radiator, carpet.

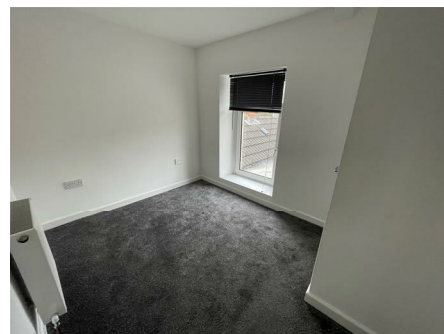




## Bedroom 2

10'3(8'0) x 7'6 (3.12m(2.44m) x 2.29m)

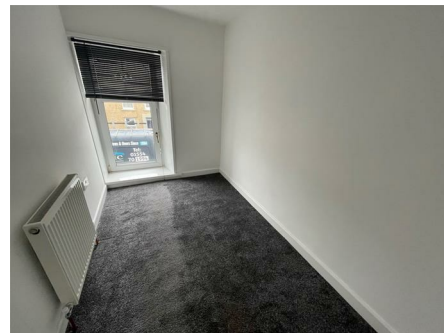
Window to rear, radiator, cupboard housing meters.



## Bedroom 3

9'4 x 5'7 (2.84m x 1.70m)

Window to front, radiator, carpet.



## Externally

Front forecourt. Steps and retaining wall lead up to rear gravel areas and mature bed leading further to the long garden laid to gravel, rear access to double width parking bay.



## Services

Advised all mains.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

**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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