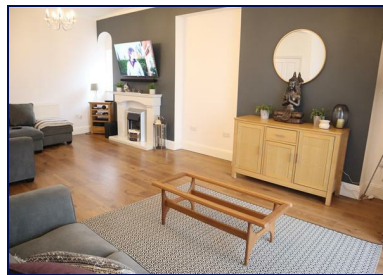


## 28 Alban Road, Llanelli, Carmarthenshire, SA15 1EW



Asking price £178,000



Positioned on the corner of Alban Road and Glevering Street stands this highly desirable three bedroom end of terraced period home, meticulously and thoughtfully modernised by the current owner. Living space benefits from open plan living room snug, pretty hallway, dining room opening to the desirable kitchen, a huge bonus is the cleverly added downstairs W.C., good storage on ground floor. The first floor offers three good size bedrooms and the new extended bathroom. To the lower level is a basement room just being finished off, would make good home office or gym, landscaped rear garden, outside storage, rear and side access. Lovely home. Heating and electrics updated.

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## Entrance Porch

4'5 x 4'2 (1.35m x 1.27m)

New front door, tiled floor, original coving.



## Hall

Stairs to first floor, laminate clic flooring, radiator with cover, cornice arch detail under stair cupboard.



## Living Room

25'7(into bay) x 13'0 (7.80m(into bay) x 3.96m)

Feature box bay window to front, side window, three alcoves, laminate clic flooring continuing from hall, original coving, meter cupboard, fireplace housing electric fire, three radiators.



## Dining Room

15'0 x 10'4 (4.57m x 3.15m)

Continuation of laminate flooring from hallway, radiator, coving, under stair cupboard and additional storage cupboard, window facing rear, opening into kitchen area.



## **Kitchen**

16'4 x 6'8 (4.98m x 2.03m)

Range of stylish modern base and wall units, worktop housing ceramic sink with shower tap, space for washing machine, space for american fridge freezer, space for cooking range, stainless steel extractor fan above, tiled splashbacks, under cupboard lighting, tiled floor, heated towel rail, door into rear lobby, opening to dining room.



## **Rear Lobby**

Part glazed side door, tiled floor, door to downstairs W.C.



## **Downstairs W.C.**

Window facing rear, heated towel rail, vent to wall, new W.C., with modern sink built in above.



## **First Floor**

### **Landing**

Split turn landing, carpeted with stair runner, loft access hatch, drop down ladder.



## Bedroom 1

17'9 x 13'7(into bay) 9'9 (5.41m x 4.14m(into bay) 2.97m)

Box bay window, additional window facing front, carpet, coving, radiator.



## Bedroom 2

11'5 x 11'5 (3.48m x 3.48m)

Window facing rear, carpet, radiator.



## Bathroom

7'10 x 7'3 (2.39m x 2.21m)

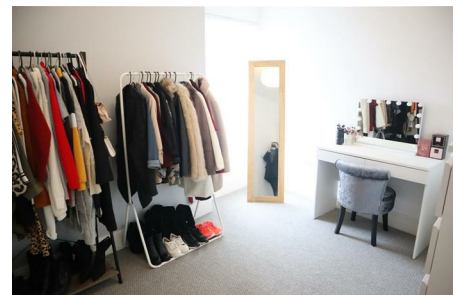
Modern suite comprising of P shape shower bath, glazed screen, vanity housed washed hand basin, hidden cistern W.C., tiled walls, tiled floor, window facing side with obscure glaze, extractor fan.



## Bedroom 3

10'6 x 8'8(10'2) (3.20m x 2.64m(3.10m))

Window facing rear, carpet, radiator.



## Externally

Gated walled and railings front forecourt, twin outside sockets. Rear garden laid to Indian sandstone pavers, stepped lead to lower garage and store shed, side gate under the steps, door to basement room.

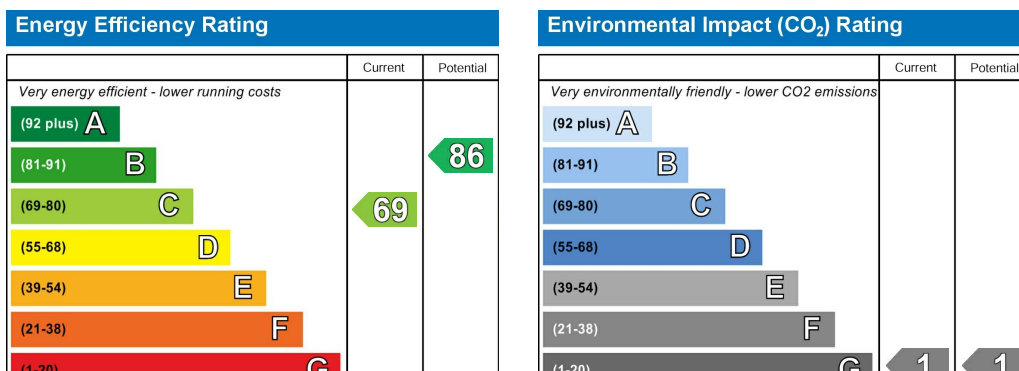


## Basement Room

Housing wall mounted Worcester boiler, window facing into garden, electrics and currently under going finishing off works, would make handy home office, gym, studio.

## Services

We are advised all 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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