

10 Dolau Fawr, Llanelli, Carmarthenshire, SA15 2HW



PCM £575 PCM



Three bedroom mid terrace property comprising entrance hall, lounge/diner, kitchen, bathroom. First floor has three bedrooms. Low maintenance rear enclosed garden with lane access. Energy Rating: D

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Accommodation Provides:

Front entrance door into

Hallway:

With staircase to first floor, radiator.

Living Room:

20'2 x 11'8 (12'1) (6.15m x 3.56m (3.68m))

Windows to front and rear, two radiators, two alcoves, wooden mantelpiece and hearth, under stairs cupboard, meter cupboard.

Kitchen:

16'2 x 8'9 (4.93m x 2.67m)

Fitted with base units with complimentary work surfaces, stainless steel single drainer sink unit with mixer tap, cooker point, plumbing for automatic washing machine and dishwasher, space for fridge, vinyl floor, part tiled walls, radiator, wall mounted gas fired central heating boiler, window to side.

Rear Hall:

9'8 x 3'4 (2.95m x 1.02m)

With vinyl flooring, loft access, part glazed door to side.

Bathroom:

9'1 x 5'4 (2.77m x 1.63m)

With w.c. and wash hand basin, panelled bath with shower over, extractor fan, vinyl flooring, part tiled walls, radiator, window to rear.

FIRST FLOOR:

Landing:

With window to rear, loft hatch.

Bedroom 1:

10'9 x 8'1 (3.28m x 2.46m)

Window to front, radiator.

Bedroom 2:

9'1 x 9'2 (2.77m x 2.79m)

Window to rear, radiator.

Bedroom 3:

7'8 x 6'9 (2.34m x 2.06m)

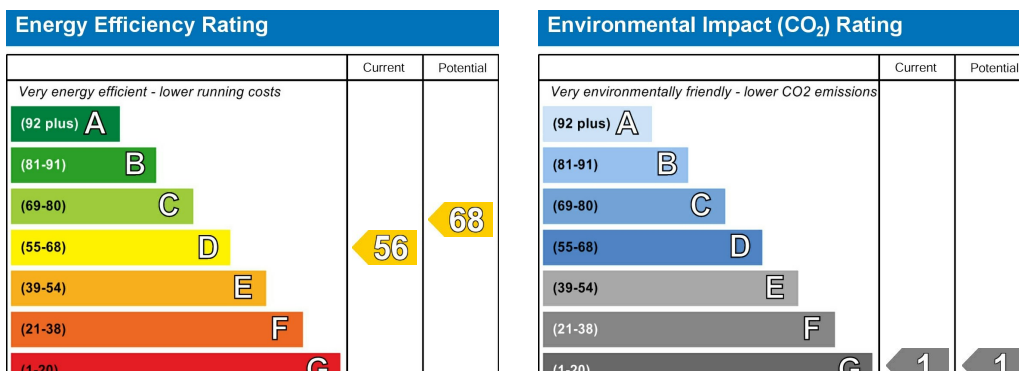
Window to front, radiator.

Externally:

Enclosed easy to maintain rear garden laid to patio with rear lane access.

Services:

Mains water, gas, electricity 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

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