

47 Caswell Street, Llanelli, Carmarthenshire, SA15 1BS



Asking price £119,995



Corner plot three bedroom semi-detached house with some lovely views across Llanelli and over towards Gower coast from the front.

The house has been modernised and offers a downstairs wet room and upstairs bathroom, this is in addition to the three bedrooms, good size living room with feature bay window to maximise the views, and kitchen to rear. The rear garden is fully enclosed and you have the benefit of the extra side space. There is no onward buying chain.

Location is handy for town and commuting with a park area opposite the property.

PROPERTY IS AVAILABLE FOR VIEWING.

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



naea | propertymark

PROTECTED

Accommodation Provides:

Part glazed front entrance door into.....

Entrance Hall:

11'5 x 3'6 (3.48m x 1.07m)

With staircase to first floor, laminate floor, radiator, front views.



Living Room:

12'6 x 13'3 (3.81m x 4.04m)

Bay window to front with coastal views, radiator, laminate floor, window facing side with obscure glass, alcoves, meter cupboard.



Kitchen:

10'1 x 15'7 (3.07m x 4.75m)

Fitted with base and wall units with complimentary work surfaces, stainless steel single drainer sink unit, cooker point with extractor above, plumbing for automatic washing machine, space for fridge freezer, laminate floor, part tiled walls, radiator, window to rear, part glazed door to rear, under stairs storage cupboard.



Wet Room:

8'5 x 6'7 (2.57m x 2.01m)

Wall mounted sink, w.c, wall mounted shower with wet room floor, radiator, window facing side with obscure glass.



FIRST FLOOR:

Landing:

Window to side, laminate floor, access to loft.



Bedroom 1:

10'4 x 12'1 (3.15m x 3.68m)

Window to front with coastal views, radiator, chimney breast.



Bedroom 2:

10'6 x 9'3 (3.20m x 2.82m)

Window to rear, radiator, airing cupboard housing gas fired central heating boiler.



Bedroom 3:

9'3 x 6'1 (2.82m x 1.85m)

Window to front, radiator.



Bathroom:

7'1 x 4'5 (2.16m x 1.35m)

With w.c. and wash hand basin, panelled bath, part tiled walls, laminate floor, sliding door, window to rear with obscure glass.

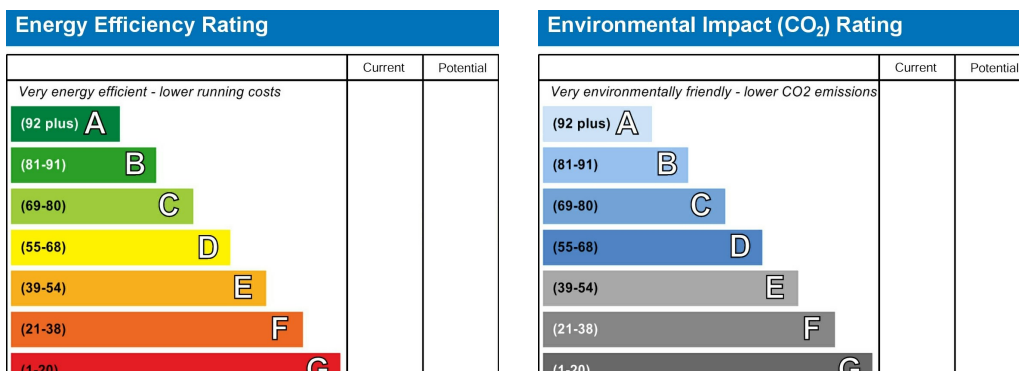


Externally:

Front walled garden with lawn, disabled ramp and hand rail, side access with fencing and gravel with gate leading to fenced and walled rear garden with gravel and storage shed.

**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

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.