

# 1 Bay View, Pwll, Llanelli, Carmarthenshire, SA15 4BE



Asking price £169,950



Outstanding coastal views, sunrises and sunsets, and off road parking make this detached double fronted house stand out from the crowd, that and the standard of work, it has been brought up to date to offer modern living balancing the houses natural charm.

The house has a stylish Leekes kitchen, upstairs bathroom, dining and living rooms to front, three double bedrooms and a box room add to the appeal. new electrics, heating and that all important off road parking quite rare in the Pwll area of Llanelli, the A484 coastal road makes for handy commuting. It has been priced competitively. PLEASE NOTE THAT THIS PROPERTY WILL BE READY FOR OCCUPATION APPROXIMATELY FEBRUARY 2021 TO APRIL 2021. Further photos to follow shortly.

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## **Accommodation Provides:**

Front entrance door into .....

## **Hallway:**

With oak floor, dado rail. vertical radiator, staircase to first floor, door into .....

## **Lounge:**

14'5 x 9'10 (4.39m x 3.00m)

Window to front with partial estuary view, radiator.

## **Dining Room:**

14'5 x 11'10 (4.39m x 3.61m)

Window to front with partial estuary views, oak flooring, radiator, under stairs cupboard.

## **Kitchen:**

13'11 x 10'11 (4.24m x 3.33m)

Fitted with base and wall units with complimentary work surfaces, one and a half bowl single drainer sink unit, space for American fridge freezer, cooker point with extractor fan over, island with storage areas, tiled floor, part tiled walls, spotlights. window to side, door into .....

## **Utility Room:**

7'9 x 3' (2.36m x 0.91m)

Fitted with base units with complimentary work surfaces, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, window to rear with obscure glass, tiled floor, door to rear.

## **FIRST FLOOR:**

### **Landing:**

Split staircase, dado rail and hatch to attic.

### **Bedroom 1:**

14'5 x 7'11 (4.39m x 2.41m)

Window to front with estuary views, radiator.

### **Bedroom 2:**

14'7 x 9'11 (4.45m x 3.02m)

Window to front with estuary views, radiator.

### **Bedroom 3:**

11'2 x 8'1 (3.40m x 2.46m)

Window to rear, radiator.

### **Bedroom 4:**

7'3 x 6'3 (2.21m x 1.91m)

Window to front, radiator.

**Bathroom:**

8' x 5'8 (2.44m x 1.73m)

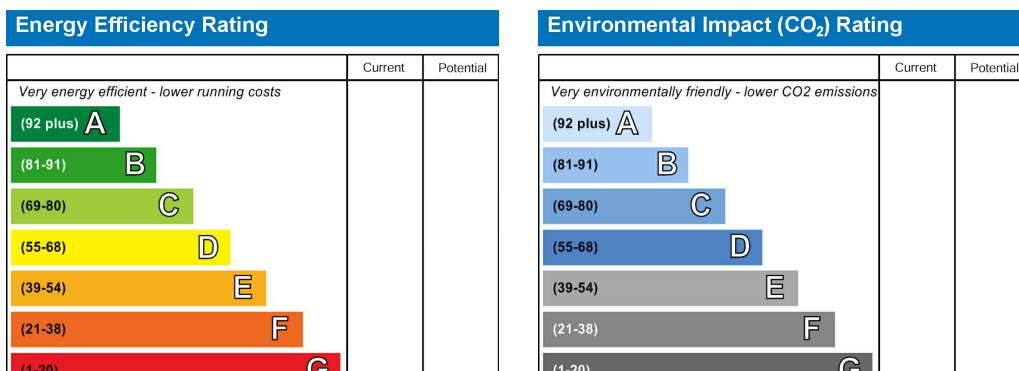
Fitted with a 3 piece suite of w.c. and wash hand basin, panelled bath, tiled walls and floor, heated towel rail, spotlights, window to side with obscure glass.

**Externally:**

Front enclosed garden laid to lawn with side access to rear garden with off road parking and a double garage.

**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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