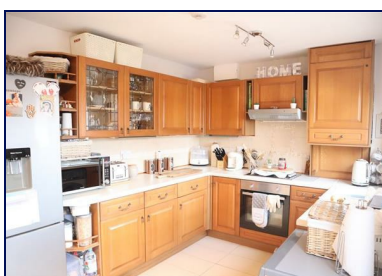


40 Clos Y Gelli, Llanelli, Carmarthenshire, SA14 9BB



Asking price £149,995



Delightful semi-detached three bedroom house on a wide plot, with the added bonus of parking on the drive and under the carport. The property is Freehold and situated in a small development in the Pemberton area of Llanelli, always proves popular for schools, access to Trostre Retail Park and work commutes. Living space benefits from porch, spacious living room, kitchen dining room to rear, bathroom and three bedrooms located on the first floor, all very well presented and maintained. The gardens to front and rear have been landscaped to a high standard. The owners have found a property to move to. Please call before this one goes.

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

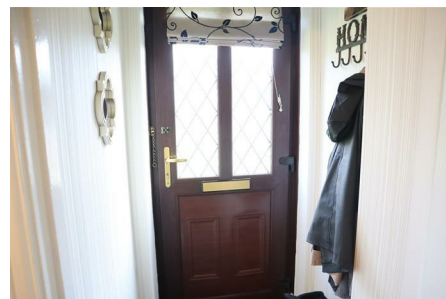


naea | propertymark

PROTECTED

Entrance Porch

Part glazed front door, laminate flooring, door to living room.



Living Room

15'3 x 13'0 (4.65m x 3.96m)

Window facing front, stairs to first floor, carpet, radiator, fireplace housing fire, dado, coving to ceiling.



Kitchen Dining Room

15'0 x 8'8 (4.57m x 2.64m)

Window facing rear and French doors to rear terrace. Range of base and wall units, worktop housing sink, built in cooker, four ring gas hob, extractor above, space for tall fridge freezer, space for washing machine and tumble dryer, wall mounted Baxi boiler, part tiled walls, radiator, space for dining table and chairs.

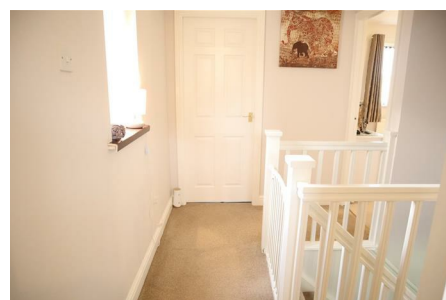


First Floor

Landing

9'11 x 6'2 (3.02m x 1.88m)

Window facing side, carpet, loft access.



Bedroom 1

9'7 x 8'8 (2.92m x 2.64m)

Window facing front, radiator, carpet, built in wardrobes with mirrored doors.



Bedroom 2

9'0 x 8'7 (2.74m x 2.62m)

Window facing rear, radiator, carpet, built in double wardrobes, dado rail.



Bedroom 3/Nursery

7'0 x 6'2 (2.13m x 1.88m)

High level window facing front, radiator, carpet.



Bathroom

6'1 x 5'6 (1.85m x 1.68m)

Three piece suite comprising bath, wall mounted shower, wash hand basin, W.C., part tiled walls, vinyl flooring, window facing rear obscure glazed, heated towel rail.



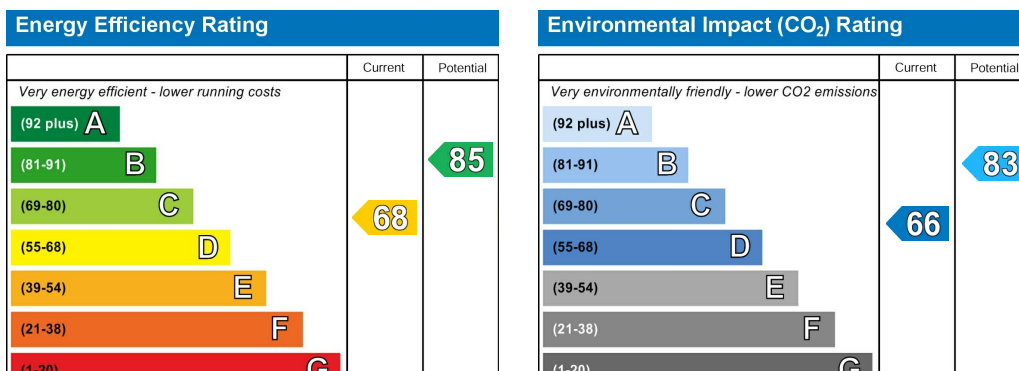
Externally

Front garden laid to lawn with gravel borders, side drive accessing carport and side gate to rear enclosed garden. The rear has been landscaped, offering lower lawn area, Yorkstone terrace with additional decked entertaining area, store and bin area. Fully fenced in.



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

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.