

---

**EST.  
1972**

**THORNES**

**ESTATE  
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ  
Tel. 01554 757654 : Fax. 01554 756741 : Email: [info@thornesllanelli.co.uk](mailto:info@thornesllanelli.co.uk)  
**VIEW ALL OUR PROPERTIES AT: [www.thornesllanelli.co.uk](http://www.thornesllanelli.co.uk)**

---

**94 MARBLE HALL ROAD, LLANELLI,  
CARMARTHENSHIRE SA15 1NH**



**OFFERS IN THE REGION OF £129,995**

- **MID TERRACE PROPERTY**
- **CONVENIENT LOCATION ON EDGE OF TOWN CENTRE**
- **3 RECEPTION ROOMS**
- **4 BEDROOMS**
- **REAR LANE ACCESS WITH CAR HARDSTANDING**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

## 94 MARBLE HALL ROAD, LLANELLI (cont'd)

A spacious mid terrace property conveniently situated on edge of town centre (shaded RED on attached plan). The property has an enclosed forecourt and rear paved garden with rear lane access and car hardstanding and provides an ideal family home.

### GROUND FLOOR

**PORCH** – Timber front entrance door. Tiled floor. Timber door leading to:-  
**ENTRANCE HALL** – Staircase to first floor. Radiator. 2 Storage cupboards. UPVC double glazed window.  
**SITTING ROOM** – 4.33m x 4.26m (into bay window). Bay window. Radiator.  
**LIVING ROOM** – 3.47m x 3.75m. UPVC double glazed window. Laminate floor. Radiator.  
**DINING ROOM** – 3.91m x 3.40m. UPVC double glazed window. Radiator.  
**KITCHEN** – 3.41m x 3.82m. UPVC double glazed window. UPVC double glazed door leading to rear yard. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, gas cooker and gas hob with extractor fan. Partially tiled walls.

### FIRST FLOOR

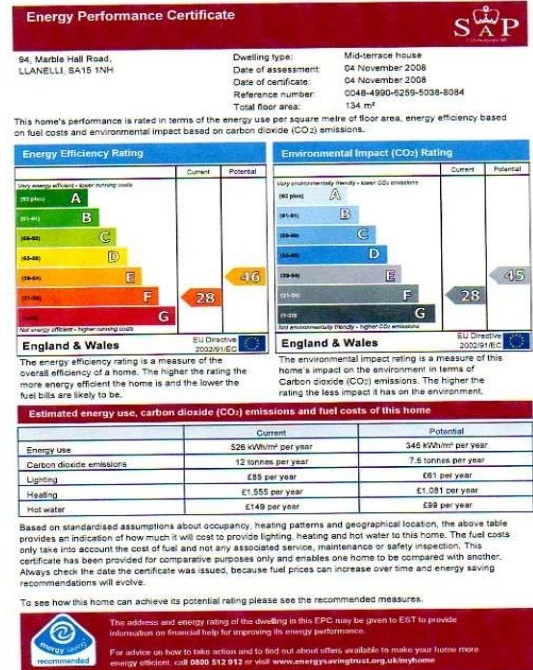
**BEDROOM 1** – 2.53m x 1.78m. UPVC double glazed window. Radiator.  
**BEDROOM 2** – 3.68m x 3.56m. UPVC double glazed window. Radiator.  
**BEDROOM 3** – 3.19m x 3.73m. UPVC double glazed window. Radiator.  
**BATHROOM** – UPVC double glazed window. Bath (with shower above), wash hand basin and W.C. Partially tiled walls. Radiator.  
**BEDROOM 4** – 3.40m x 3.21m. UPVC double glazed window. Radiator. Cupboard housing gas central heating boiler.

**OUTBUILDINGS** – SHED and W.C.

**EXTERIOR** – Paved area with car hardstanding and rear lane access.

**TENURE** – Freehold (to be confirmed).

**VIEWING** - Strictly by appointment with THORNES.



**PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:**

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the a contract.
2. No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.



“Thornes” is the trading name of Thornes Limited registered in Wales.  
Company Registration Number 6544831.



