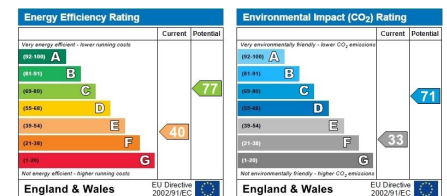




9 Pemberton Road, Llanelli SA14 9BG

Offers in the region of £115,000

Renovated To An Excellent Standard
Traditional Terraced House
Garage to Rear
Convenient Location
EER: E 40



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MD/DT/76722/250820

DESCRIPTION

Recently refurbished and modernised, this mid terrace home is, in our opinion, an ideal first time buy or investment property. The modern high gloss kitchen has recently been fitted and the added utility room is a great addition. Offering two reception rooms on the ground floor, the home also offers three double bedrooms and a recently fitted bathroom on the first floor.

The enclosed rear garden is laid to gravel, for easier maintenance and there are brick built sheds for storage. The detached garage is accessed via the rear lane. Pemberton Road is ideally located for access to Trostre Retail Parks and Parc Y Scarlets. There are good road links in to Llanelli town, to the coast road and the link road to Swansea. EER: E 40

HALLWAY

Entered via a frosted double glazed door with frosted double glazed panel over, the hallway houses the stairs to the first floor and offers a carpet and radiator. Doors lead to:

LOUNGE

12'07 x 9'09 (3.84m x 2.97m)
With a double glazed window to the front, this reception room offers alcove storage cupboards, a carpet and a radiator.

FAMILY ROOM

12'09 x 11'08 (3.89m x 3.56m)
Benefitting from a double glazed window to the rear, this second reception room has under stairs storage cupboards, laminate flooring and a radiator. A door leads to:

KITCHEN

12'01 x 8'08 (3.68m x 2.64m)
Fitted with a range of high gloss grey wall and base units with a worktop over and coordinated splash back, this recently refitted kitchen offers a 1.5 bowl stainless steel sink

and drainer unit, has space for a fridge/ freezer and benefits from a built in cooker with a 4 ring electric hob over, stainless steel splash back and extractor. There is a double glazed window to the side and a frosted double glazed door to the side. The flooring is vinyl and the ceiling offers spotlights. A door leads to:

REAR HALLWAY

There is a frosted double glazed window to the side and vinyl flooring. A door leads to:

UTILITY ROOM

8'08 x 5'07 (2.64m x 1.70m)
This handy room has a frosted double glazed window to the rear, a wall mounted Baxi boiler and a base unit with worktop over incorporating a stainless steel sink and drainer. There is space and plumbing for a washing machine and space for a tumble dryer and the walls are Respatex.

CLOAKROOM

With a white WC, this additional bathroom has a frosted double glazed window to the side, vinyl flooring and Respatex walls.

FIRST FLOOR LANDING

The landing is carpeted and offers a radiator, with access to the loft.

BEDROOM ONE

12'08 x 9'06 (3.86m x 2.90m)
This bedroom at the rear of the house has a double glazed window to the side with views across the street. The room is carpeted and offers a radiator.

BEDROOM THREE

10'03 x 10'10 (3.12m x 3.30m)
This double room with a rear facing double glazed window offers a carpet and a radiator.

BEDROOM TWO

11'04 x 9'0 (3.45m x 2.74m)
Offering a double glazed window to the front, this double room has the original fireplace and wooden mantle over and there is a carpet and radiator.

BATHROOM

7'11 x 7'0 (2.41m x 2.13m)

Fitted with a modern white suite including a bath with a shower over and glazed modesty screen, a vanity wash hand basin and a WC, the room offers a frosted double glazed window to the front with vinyl flooring and a radiator.

EXTERNALLY

To the rear of the property is a **DETACHED GARAGE** with electric door, accessed via the rear lane. The garden has been laid to gravel for easy maintenance and offers a **BRICK BUILT STORAGE SHED**.

SERVICES

We are advised mains services are connected.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli office- SA15 1AQ, head left towards Eastgate, passing Asda and Odeon on your left. Take the third exit at the roundabout. At the next roundabout, take the third exit, heading towards Trostre. Take the first exit and merge in to the right lane. At the traffic lights, turn right up the hill. Fork right and the property is located on the right, as advertised by our John Francis For Sale board.