



Llygad yr Haul Bridge Street

Penygroes, Llanelli, SA14 7RP

Offers in the region of £469,995



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Entrance Hallway

L shaped hallway, Entrance via uPVC double glazed door with patterned glass, Laid carpet, 1 x radiator, Smooth covered ceiling with 2 x light fittings, 1 x smoke alarm, Attic hatch, Doors leading to bedrooms 1-4, Family bathroom and Storage room/ Cloak room.

Lounge

19'4" x 22'2" (5.90m x 6.78m)

Large lounge, Laid carpet, 3 x radiators, Smooth covered ceiling with 2 x light fitting, Feature fire place, uPVC double glazed window to the front with fitted Venetian blinds, uPVC double glazed patio doors to conservatory, Doors leading to kitchen/Diner

Conservatory

13'10" x 9'6" (4.24m x 2.91m)

Floor tiles, uPVC double glazed windows with fitted vertical blinds, Fan light, 1 x radiator, uPVC double glazed door to the rear.

Kitchen/Diner

13'0" x 10'8" (3.97m x 3.26m)

With a range of modern high gloss wall and base units with complimentary work surface over, integrated double oven and grill, Induction hob with extractor hood over, Integrated microwave, Part wall tiles, Floor tiles, Integrated dishwasher, Integrated fridge, 1 1/2 bowl stainless steel sink and drainer unit with hot and cold mixer tap over, uPVC double glazed window to the rear with fitted roller blinds, Space for Dining table and chairs, Modern radiator, Smooth ceiling with fitted down lighters and smoke alarm, Door leading to utility room.

Utility Room

10'1" x 7'1" (3.09m x 2.18m)

Featuring a Base unit with work surface over, Space for tumble dryer, Space for fridge freezer, Stainless steel sink and drainer unit with hot and cold mixer tap over, Plumbing made ready for a washing machine, 1 x radiator, uPVC double glazed window to the side, Floor tiles, Smooth ceiling with fitted down lighters, Storage cupboard,

Bedroom 1

11'11" x 10'9" (3.65m x 3.29m)

Laid carpet, uPVC double glazed window to the front, 1 x radiator, Smooth covered ceiling with 1 x light fitting

Bedroom 2

10'6" x 9'11" (3.21m x 3.03m)

Laid carpet, uPVC double glazed window to the front, 1 x radiator, Smooth covered ceiling with 1 x light fitting, Fitted units.

Bedroom 3

10'11" x 10'9" (3.33m x 3.29m)

Laid carpet, uPVC double glazed window to the rear, 1 x radiator, Smooth covered ceiling with 1 x light fitting, fitted units

Bedroom 4

10'9" x 7'6" (3.28m x 2.29m)

Laid carpet, uPVC double glazed window to the rear, 1 x radiator, Smooth covered ceiling with 1 x light fitting

Family Bathroom

10'9" x 8'7" (3.29m x 2.63m)

Attractive bathroom featuring a Paneled bath, Low level flush cistern, Wash hand basin over base unit, Enclosed shower, Respatex, Vinyl flooring, uPVC double glazed window with

obscured glass, Respatex ceiling with fitted down-lighters and main light, Airing cupboard, Heated towel rail.

Storage room

7'6" x 4'0" (2.29m x 1.23m)

Laid carpet, Shelving, uPVC double glazed window with obscured glass, Smooth covered ceiling with 1 x light fitting.

Externally

Externally and to the front there access via a gate to the large driveway providing ample parking. There is also a large area where a potential building/property may be erected subject to planning permissions. The side access/driveway leads to the large and private rear yard/garden which features further parking, laid lawn and also a large annex with two car ports. Occupiers may enjoy many hours of sunshine in a quiet and tranquil setting with country side views.

Annex

28'10" x 27'1" (8.80m x 8.26m)

Subject to Building regulations and planning permissions, this building has a lot of potential to be converted into a second home/annex. The annex has a car port to each side. The main room itself is very spacious and is currently being utilised as a games room. Heated by an oil boiler this annex features several radiators, bar, vinyl flooring and laid carpet, several light fittings, smoke alarm, uPVC double glazed windows to the side and entrance via a uPVC double glazed door.

Disclaimer

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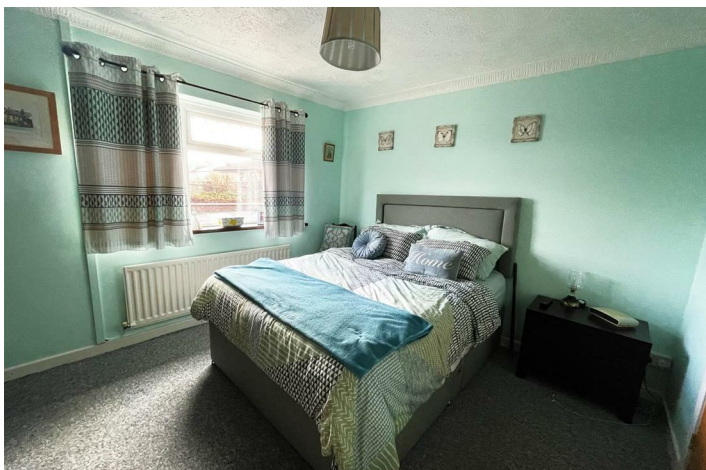
Disclaimer general information Services: Mains electricity, water and sewerage services.

The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase.

These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Annex

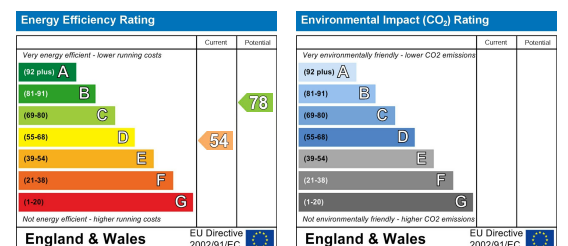


Floor Plan

Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.