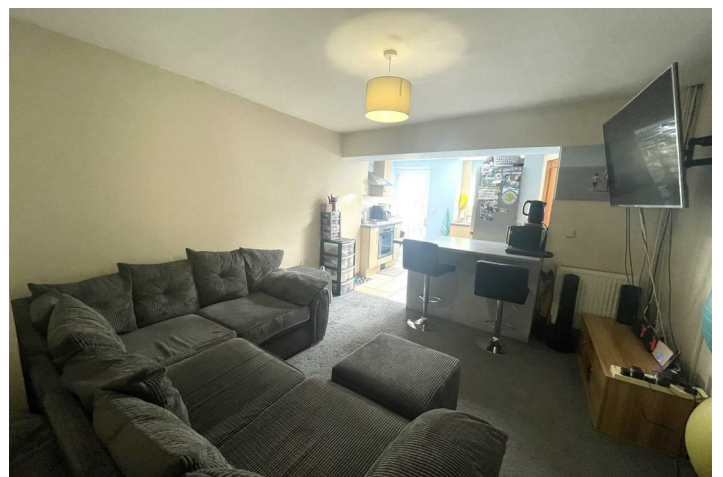




## 13 Gwendraeth Row

Pontyberem, Llanelli, SA15 5NA

Offers in the region of £109,995





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## Lounge

11'10" x 9'1" (3.63 x 2.79)

Entrance is via uPVC door with obscured glass. 1x uPVC double glazed window to the front, 1 x radiator, laid carpet, smooth ceiling with 1 x light fitting and 1 x smoke alarm. Arch leading to the open plan kitchen/sitting room, under the stairs storage. Stairs leading to the first floor.

## Open Plan, Kitchen/Breakfast Bar Aspect

11'1" x 9'6" (3.40 x 2.90)

With a range of wall and base units with complimentary worksurface over, breakfast bar, integrated single oven, electric hob with extractor hood over. Space for a fridge freezer, wall tiles, 1 1/2 bowl stainless steel sink and drainer unit with hot and cold mixer tap over. Plumbing made ready for washing machine, 1x uPVC double glazed window to the rear with fitted venetian blinds. Smooth ceiling, 1x Velux window and fitted downlighters, floor tiles, door to downstairs bathroom.

## Open Plan, Sitting Room Aspect

13'1" x 11'9" (4.0 x 3.59)

Laid carpet, smooth ceiling, 1x light fitting, 2x radiators.

## Downstairs Bathroom

7'6" x 4'3" (2.30 x 1.31)

Featuring a panelled bath with shower over, low level flush cistern, pedestal wash hand basin, 1x radiator, 1x upvc window to the rear, wall and floor tiles, smooth ceiling, 1x light fitting

## Staircase and Landing

Laid carpet, smooth ceiling, 1x light fitting, doors leading to bedrooms 1 and 2

## Bedroom 1

12'1" x 11'10" (3.70 x 3.62)

Laid carpet, 1x upvc double glazed window to the rear with fitted roller blind, 1x radiator, smooth ceiling, 1x light fitting, in-built cupboard housing the boiler.

## Bedroom 2

12'0" x 9'8" (3.67 x 2.96)

Laid carpet, 1x double glazed window to the front with fitted roller blind. 1x radiator, smooth ceiling, 1x light fitting.

## Externally

To the front there is on road parking for several vehicles. To the rear there is a right of way for oil deliveries and maintenance, the occupiers enjoy a right of way/pathway over the neighbouring property

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which leads to the rear garden. The rear garden features a large lawned area with attractive shrubbery and trees, the rear enjoys many hours of sunshine in a quiet and tranquil surrounding. 1x shed, 1x outbuilding.

### Disclaimer

Disclaimer:

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 any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

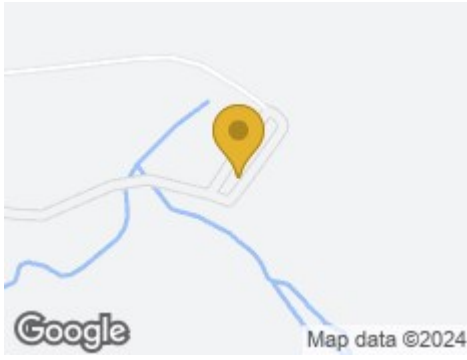
Please contact us if you have a specific enquiry in

relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



## Road Map



## Hybrid Map



## Terrain Map

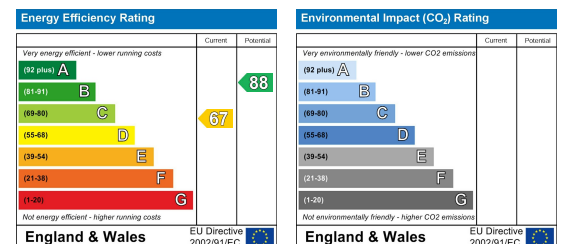


## Floor Plan

## 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.