



1 Bridge Street

Penygroes, Llanelli, SA14 7RP

Offers in the region of £249,950



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Entrance porch

3'10" x 3'8" (1.19m x 1.14m)

Entrance is via a uPVC double glazed door, Laminate flooring, Coved ceiling, Fuse box, Electric meter, Door leading to the hallway

Entrance hallway

Laid carpet, 1 x radiator, Coved ceiling with 1 x light fitting, Door leading to the lounge, Staircase leading to the first floor

Lounge

21'10" x 12'2" (6.66m x 3.71m)

Spacious lounge with a laid carpet, 1 x uPVC double glazed window to the front with shutter blinds, 2 x radiators, Coved ceiling with 2 x light fitting, Under stair storage.

Open plan - Kitchen/Dining aspect

13'7" x 11'3" (4.16m x 3.45m)

With a range of wall and base units with worksurface over, Space for a range cooker with splash back and extractor hood over, Space for a fridge or freezer, Part wall tiles, Vinyl cushion flooring, 1 x radiator, Space for a dining table and chairs, Arch leading to the sitting room, Door leading to the utility room/Rear porch, Stainless steel sink and drainer unit with a hot and cold mixer tap over, Smooth ceiling with fitted downlighters and 2 x Velux windows, uPVC double glazed patio doors leading to side patio area.

Open plan - Dining/Sitting area

12'5" x 10'3" (3.79m x 3.13m)

Multi fuel burner sat on tiled hearth and oak surround, 1 x radiator,, Thermostat, Vinyl cushioned flooring, Coved ceiling with 1 x light fitting,

Utility room/Rear Porch

14'7" x 6'6" (4.47m x 1.99m)

Featuring a minimum range of base units with a worksurface over, Space for a fridge freezer, boiler, Plumbing made ready for a washing machine, Space for a tumble dryer, Vinyl flooring, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed door to the rear with obscured glass, 1 x radiator, Door leading to downstairs shower room, 1 x uPVC double glazed window to the side.

Shower room

7'0" x 6'4" (2.14m x 1.94m)

Featuring a Walk in shower, Pedestal wash hand basin, Low level flush cistern, Part wall tiles, Commercial vinyl flooring, Smooth ceiling with fitted downlighters, 1 x Velux window, Heated towel rail

Staircase and landing

Laid carpet, Smooth coved ceiling with 2 x light fitting, 1 x attic hatch, Doors leading to bedrooms 1-4 and bathroom

Bedroom 1

10'8" x 9'6" (3.27m x 2.90m)

Laminate flooring, 1 x uPVC double glazed window to the front with shutter blinds, Smooth coved ceiling with 1 x light fitting, 1 x radiator.

Bedroom 2

10'8" x 10'5" (3.27m x 3.19m)

Laminate flooring, 1 x uPVC double glazed window to the rear, Smooth coved ceiling with 1 x light fitting, 1 x radiator.

Bedroom 3

8'0" x 6'8" (2.44m x 2.05m)

Laminate flooring, 1 x uPVC double glazed window to the front with shutter blinds, Smooth coved ceiling with 1 x light fitting, 1 x radiator.

Bedroom 4

10'3" x 5'3" (3.13m x 1.62m)

Laminate flooring, 1 x uPVC double glazed window to the rear with venetian blinds, Smooth coved ceiling with 1 x light fitting, 1 x radiator.

Bathroom

6'9" x 6'5" (2.07m x 1.96m)

Featuring a panelled bath with an electric shower over, Pedestal wash hand basin, Low level flush cistern, Low level flush cistern, Airing cupboard, Heated towel rail, 1 x uPVC double glazed window with obscured glass, Part wall tiles, Floor tiles, Ceiling light, Extractor fan

Externally

Externally and to the front there is a gated access to the front door and front garden, There is side access and a driveway which leads to the rear and generous garden, The side also features a patio area. The rear consists of a large driveway providing off-road parking for several vehicles, Laid lawn area, Log storage and a garage, The rear enjoys many hours of sunshine in a quiet and tranquil environment

Garage

11'3" x 10'6" (3.43m x 3.21m)

L Shaped garage, Up and Over door

Disclaimer

Disclaimer general information:

Services: Mains electricity, gas, water and sewerage services. 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.

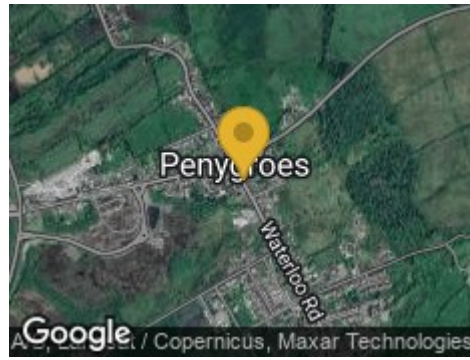
We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map



Terrain Map



Floor Plan



Ground Floor



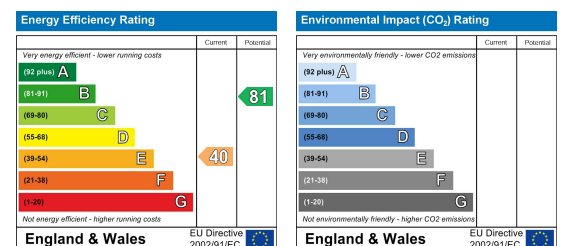
First Floor

Total floor area 119.8 m² (1,289 sq.ft.) approx

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



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