



Troedyrhyw Heol Y Deri

Cwmgwili, Llanelli, SA14 6PH

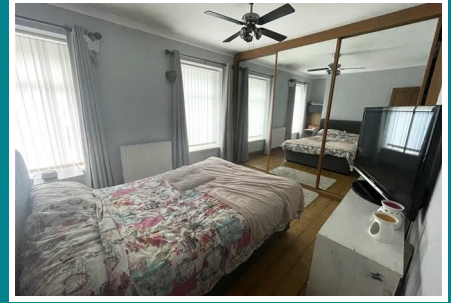
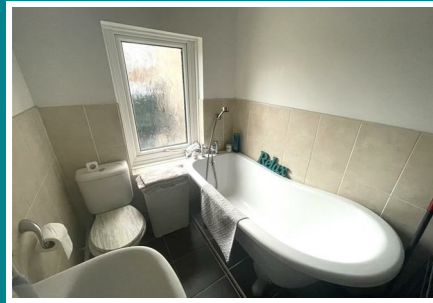
Offers in the region of £165,000



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Entrance Hallway

Entrance is via a uPVC double glazed door with obscured glass, floor tiles, under stairs storage cupboard, electric meter and fuse box, smooth coved ceiling with 1 x light fitting and 1 x smoke alarm, staircase to the first floor, door leading to the lounge.

Lounge/Dining Room

21'4" x 16'4" (6.52m x 5.0m)

Spacious lounge/diner, laminate flooring, log burner sat on tiled hearth with brick and oak surround, 1 x uPVC double glazed window to the front with fitted vertical blinds, smooth coved ceiling with 1 x light fitting and 1 x fan light fitting, 2 x radiators, door leading to the kitchen.

Kitchen

11'6" x 9'7" (3.51m x 2.94m)

With a range of attractive wall and base units with complimentary worksurface over, integrated single oven, integrated ceramic hob with extractor hood over, plumbing made ready for a washing machine, space for a tumble dryer, space for a fridge freezer, stainless steel sink and drainer unit with hot and cold mixer tap over, uPVC double glazed patio doors leading to the rear garden, wall tiles, floor tiles, Worcester Boiler, 1 x radiator, smooth ceiling with fitted downlighters, door leading to the downstairs bathroom.

Downstairs Bathroom

9'2" x 5'6" (2.80m x 1.70m)

Featuring a standalone bath, enclosed shower, pedestal wash hand basin, low level flush cistern, part wall tiles, floor tiles, 1 x uPVC double glazed window to the rear with obscured glass, smooth ceiling with 1 x light fitting.

Staircase and Landing

Laid carpet, smooth ceiling with 1 x light fitting, smoke alarms and attic hatch, doors leading to bedrooms 1-3

Bedroom 1

14'11" x 10'5" (4.56m x 3.20m)

Generous double bedroom with fitted wardrobes, wooden flooring, 2 x uPVC double glazed windows to the front, 1 x radiator, smooth ceiling with 1 x light fitting.

Bedroom 2

9'6" x 8'7" (2.91m x 2.64m)

Double bedroom with wooden flooring, 1 x radiator, smooth ceiling with 1 x light fitting, 1 x radiator, 1 x uPVC double glazed window to the rear.

Bedroom 3

7'8" x 7'1" (2.36m x 2.18m)

1 x radiator, smooth ceiling with 1 x light fitting, 1 x radiator, 1 x uPVC double glazed window to the rear.

Externally

Externally and to the front there is off road parking for two vehicles, side access leading to the enclosed garden which boasts two patio areas and laid mainly to lawn. The garden also features a side storage area and outbuilding to the rear. Occupiers may enjoy many hours of sunshine in a quiet and tranquil setting.

Disclaimer

Disclaimer general information:

Services:

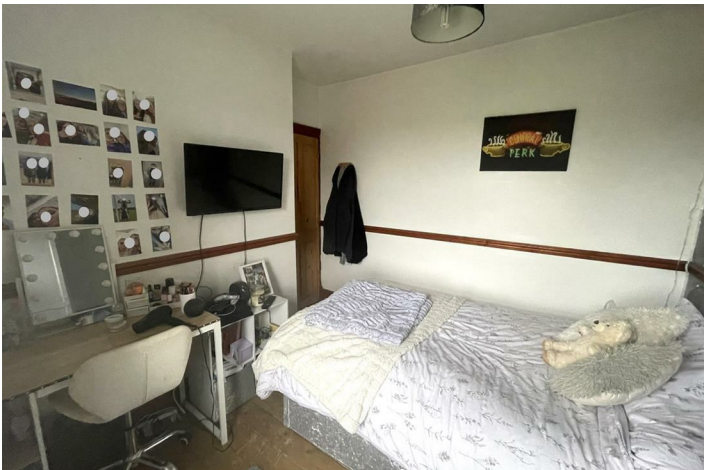
Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations.

Important information

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. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries



Road Map



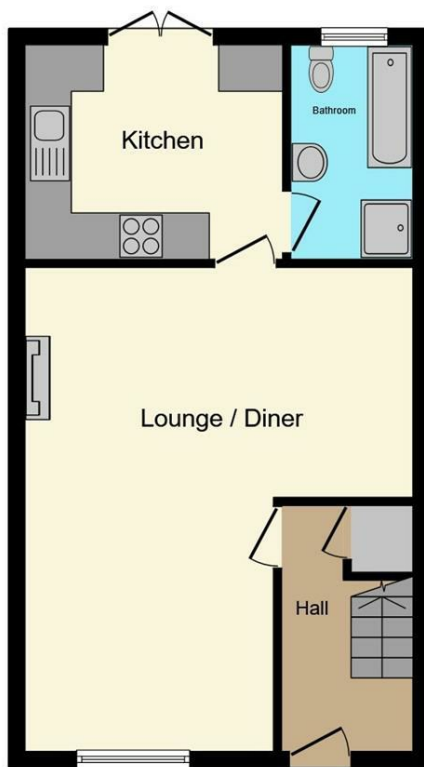
Hybrid Map



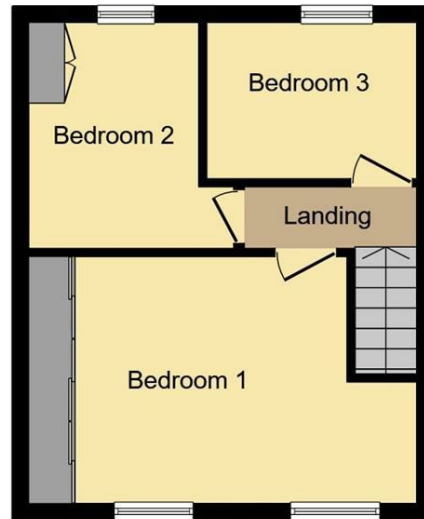
Terrain Map



Floor Plan



Ground Floor



First Floor

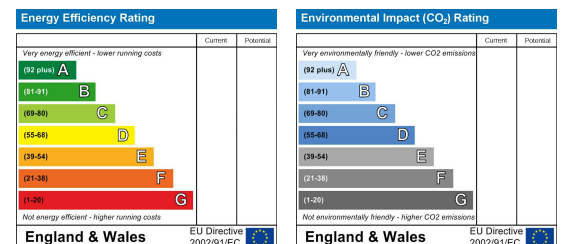
Total floor area 76.8 m² (827 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.