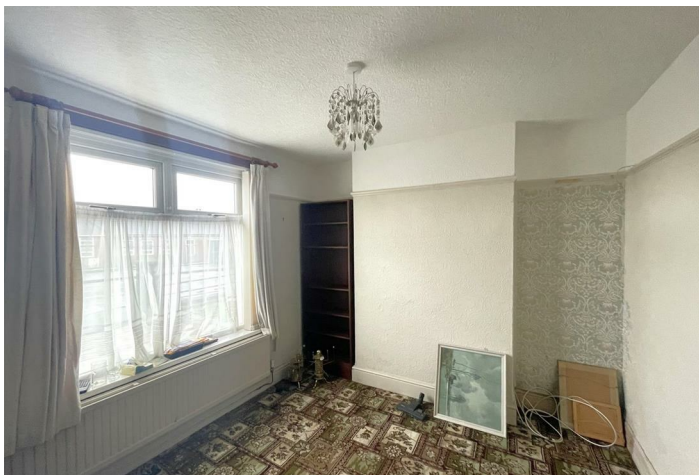




25 Black Lion Road

Gorlas, Llanelli, SA14 6RS

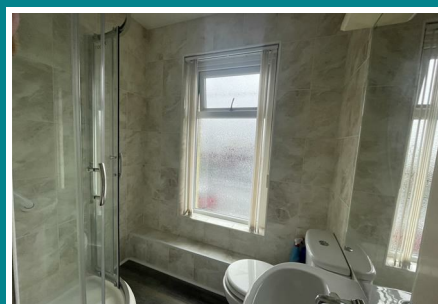
Offers in the region of £160,000



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Entrance Hallway

Entrance is via a uPVC double glazed door with a window with obscured glass to the side, Laid carpet, 2 x wooden doors leading to the front/sitting room and the lounge, 1 x radiator, ceiling with 1 x light fitting, Staircase leading to the first floor

Lounge

11'3" x 9'11" (3.43m x 3.03m)

Laid carpet, 1 x uPVC double glazed window to the front, 1 x radiator, 1 x ceiling light.

Dining/Sitting Room

13'2" x 9'11" (4.03m x 3.03m)

Laid carpet, Door leading to the rear porch, 1 x stone feature fireplace, 1 x light fitting, 1 x radiator, Patterned glass, 1 x uPVC double glazed window to the glass, 2 x built in cupboards, Arch leading to the kitchen

Kitchen

10'9" x 6'2" (3.30m x 1.89m)

With a range of wall and base units with a worksurface over, ceiling with 1 x light fitting over, Space for a fridge freezer, Folding single table, Stainless steel sink and drainer unit with a hot and cold mixer tap over, Part wall tiles, Extractor hood, 2 x uPVC double glazed window to the rear, Laminate flooring.

Rear Porch

4'2" x 3'10" (1.29m x 1.19m)

Floor tiles, uPVC double glazed door to the rear, Smooth ceiling with 1 x light fitting, Door leading to the cupboard, 1 x radiator

In Built Cupboard

6'2" x 2'3" (1.90m x 0.7m)

Floor tiles, uPVC double glazed window to the side, Panelled walls.

Staircase and Landing

Laid carpet, ceiling with 1 x light fitting, Attic hatch, 4 x doors leading to bedrooms 1-3 and family bathroom

Bedroom 1

10'7" x 10'2" (3.25m x 3.10m)

Laid carpet, 1 x uPVC double glazed window to the front, ceiling with 1 x light fitting, In Built cupboard, 1 x radiator.

Bedroom 2

10'0" x 9'6" (3.07m x 2.90m)

Laid carpet, 1 x uPVC double glazed window to the rear, ceiling with 1 x light fitting, In Built cupboard.

Bedroom 3

7'3" x 6'9" (2.23m x 2.07m)

Laid carpet, 1 x uPVC double glazed window to the rear, ceiling with 1 x light fitting, In Built cupboard, 1 x radiator.

Shower Room

7'11" x 5'11" (2.43m x 1.82m)

Laminate flooring, Pedestal wash hand basin Wall tiles, Low level flush cistern, Electric shower, uPVC double glazed window to the front

Externally

Externally and to the front the is off road parking for 1 vehicle, There is side access leading to the rear of the

property, To the rear of the property there is a patio area and path leading to the rear of the garden, The Patio are contains of 2 outbuildings, There is a laid lawn to the rar of the garden with a parking space for 1 vehicle, The rear enjoys many hours of sunshine in a quiet area.

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

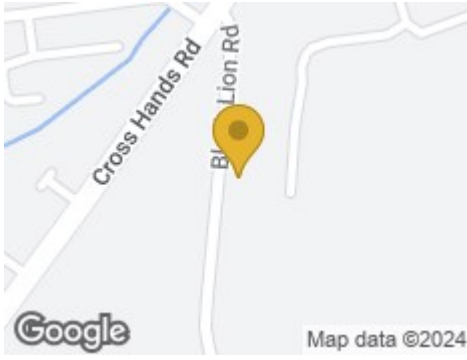
purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

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



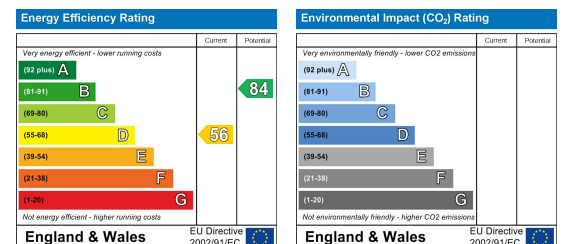
TOTAL: 75.5 m² (812 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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.