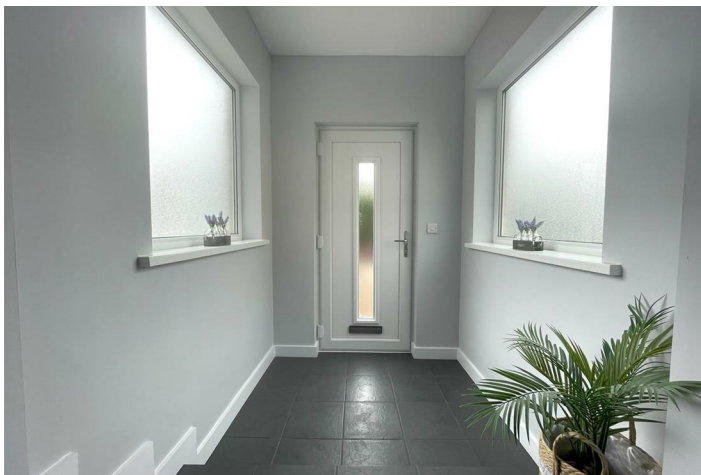




## 89 Havard Road

, Llanelli, SA14 8SD

Offers in the region of £235,000



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### Entrance Porch

6'3" x 5'4" (1.92m x 1.65m )

Entrance is via a composite door, 2 x double glazed windows to the sides providing ample light to this attractive porch, floor tiles, smooth ceiling with 1 x light fitting, steps and arch leading to the hallway.

### Entrance hallway

Laminate flooring, 1 x radiator, smooth ceiling with 1 x light fitting and 1 x smoke alarm, wall cabinet housing the fuse box, doors leading to the lounge and open plan area, staircase leading to the first floor.

### Lounge

11'3" x 11'0" (3.43m x 3.36m)

uPVC double glazed bay window to the front, laminate flooring, smooth coved ceiling with 1 x light fitting, 1 x radiator.

### Open Plan - Dining Sitting aspect

15'8" x 13'2" (4.78m x 4.02m)

Ample floorspace for a dining and sitting area, laminate flooring, 1 x uPVC double glazed window to the side and 1 x uPVC double glazed window on-looking the utility room, 2 x radiators, under stairs storage room, smooth ceiling with 2 x light fittings, in built ladder unit, arch leading to the kitchen.

### Open Plan - Kitchen aspect

12'9" x 10'11" (3.89m x 3.33m)

With a Stunning and modern range of wall and base units with complimentary work surface over, space for fridge

freezer, part wall tiles over work surface, integrated double oven and grill, 5 ring gas hob with extractor hood over, plumbing made ready for a dishwasher, sink and drainer unit with hot and cold mixer tap over, laminate flooring, smooth ceiling with fitted downlighters, 1 x uPVC double glazed window to the rear and 1 x uPVC window on-looking the utility room. Door leading to the utility room.

### Utility Room

11'11" x 9'8" (3.65m x 2.95m)

With a minimum range of modern and attractive ladder, wall and base units with complimentary work surface over, plumbing made ready for a washing machine, space for a tumble dryer, stainless steel sink and drainer unit with hot and cold mixer tap over, vinyl flooring, 1 x uPVC double glazed window on-looking the kitchen and another on-looking the sitting area of the open plan, uPVC double glazed door leading to the rear garden, 1 x radiator, Polycarbonate roof with ceiling light.

### Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the side with obscured glass, smooth ceiling with 1 x light fitting and 1 x smoke alarm, doors leading to bedrooms 1-3 and bathroom.

### Bedroom 1

13'1" x 10'7" (4.01m x 3.24m)

Double bedroom with laid carpet, 1 x uPVC double glazed window to the front, 1 x radiator, smooth ceiling with 1 x light fitting.



## Bedroom 2

11'2" x 8'6" (3.42m x 2.60m)

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

## Bedroom 3

10'3" x 6'8" (3.14m x 2.05m)

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

## Bathroom

Featuring a 3 piece suite consisting of a panelled bath with shower over, pedestal wash hand basin, Low level flush cistern, attractive vinyl flooring, Part wall tiles, Heated towel rail, Wall mounted mirror cabinet, uPVC double glazed window with obscured glass, smooth ceiling with 1 x light fitting and 1 x attic hatch.

## Externally

Externally and to the front there is off road parking for two/three vehicles, there is also side access which leads to the rear garden which features laid lawn and two patio areas. The rear also benefits from shrubbery and several trees including apple trees, the rear also features an outbuilding with outside toilet and basin . The garden is

enclosed and enjoys many hours of sunshine in a quiet setting.

## 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

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



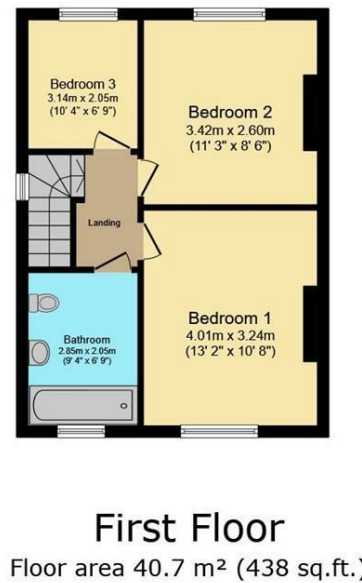
## Hybrid Map



## Terrain Map



## Floor Plan



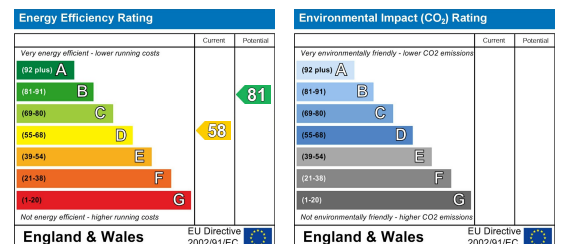
**TOTAL: 108.5 m<sup>2</sup> (1,168 sq.ft.)**

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.