



## 12 Llannon Road

Pontyberem, Llanelli, SA15 5LY

Offers in the region of £339,995



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### Entrance Hallway

Entrance is via a uPVC door with obscured glass pane, laminate flooring, ceiling light, 1 x smoke alarm, understairs storage cupboard, 1 x radiator, doors leading to the lounge, kitchen, downstairs shower room and reception room 2, staircase leading to the first floor.

### Dining/Sitting Room

19'10" x 10'6" (6.07m x 3.21m)

Spacious room with space for a large dining table and chairs and also ample space for a sitting area, laminate flooring, 1 x uPVC double glazed window to the front, 2 x radiators, coved ceiling with 2 x light fittings.

### Kitchen

13'3" x 9'10" (4.04m x 3.0m)

With a range of wall and base units with complimentary work surface over, plumbing made ready for a washing machine and dish washer, 1 1/2 stainless steel bowl and drainer unit with hot and cold mixer tap over, integrated double oven and grill, 5 ring gas hob with extractor hood over, part wall tiles, laminate click flooring, 1 x uPVC double glazed window to the front, 1 x radiator, 2 x ceiling lights, 1 x smoke alarm, space for a large fridge freezer.

### Shower Room

7'1" x 6'0" (2.18m x 1.85m)

Featuring a walk in shower, low level flush cistern, pedestal wash hand basin, floor tiles, part wall tiles, 1 x radiator, ceiling light, 1 x uPVC double glazed window to the rear with obscured glass pane.

### Reception Room 2

15'3" x 11'2" (4.67m x 3.42m)

Spacious and light room with laminate flooring, uPVC patio doors leading to the lower level of the garden, fitted downlighters and ceiling light, 1 x smoke alarm, 2 x radiator, uPVC double glazed windows to the side and rear, door leading to the rear hallway.

### Rear Hallway

Laminate flooring, 1 x radiator, ceiling light, doors leading to the integral garage and reception room 3, staircase leading to the first floor of the extension.

### Reception Room 3

12'0" x 10'9" (3.67m x 3.29m)

Laminate flooring, 1 x uPVC double glazed window, 1 x radiator, 1 x ceiling light.

### Integral Garage

16'9" x 12'9" (5.12m x 3.89m)

Large Garage with a minimum range of base units with work surface over, electric roller door, electric and light supply, 1 x uPVC double window to the rear.

### Lounge - To the first floor

24'8" x 13'8" (7.53m x 4.18m)

Large lounge area with uPVC double glazed sliding doors with stunning views of the Gwendraeth Valley, laid carpet, ceiling light, attic hatch, feature fire place with fire surround, 1 x radiator, 1 x smoke alarm, arch leading to the play room/storage room, uPVC double glazed window to the side.

### Play Room/Storage Area

12'0" x 6'2" (3.66m x 1.88m)

Laid Carpet, smooth ceiling with 1 x light fitting, 1 x Velux window.

### Staircase and Landing

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

### Bedroom 1

10'7" x 10'4" (3.24m x 3.17m)

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

### Bedroom 2

10'7" x 9'0" (3.24m x 2.75m)

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

### Bedroom 3

13'5" x 9'0" (4.09m x 2.76m)

Double bedroom with laid carpet, 1 x radiator, ceiling light, 2 x uPVC double glazed windows to the front.

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## Family Bathroom

11'6" x 7'3" (3.52m x 2.23m)

Featuring a panelled p-shaped bath with shower over, low level flush cistern, pedestal wash hand basin, heated towel rail, airing cupboard, part wall tiles, floor tiles, uPVC double glazed window to the rear with obscured glass, ceiling light.

## Staircase and Landing to the second floor

Laid carpet, 1 x Velux window, 1 x light fitting, 1 x smoke alarm, doors leading to bedrooms 4-5

## Bedroom 4

11'6" x 11'3" (3.52m x 3.45m)

Double bedroom with laid carpet, 2 x Velux windows with commanding views of the Gwendraeth Valley to the front, 1 x radiator, smooth ceiling with fitted downlighters and 1 x smoke alarm, 1 x radiator.

## Bedroom 5/Office

11'6" x 6'11" (3.53m x 2.13m)

Laid carpet, 1 x Velux window with commanding views of the Gwendraeth Valley, 1 x radiator, smooth ceiling with fitted downlighters and 1 x smoke alarm, 1 x radiator.

## Externally

Externally and to the front of the property there is off road parking for two vehicles. Side access leading to the rear garden which features a terraced enclosed garden consisting of a beautiful and tranquil surrounding, vegetable patch, patio area, laid lawn and a mixture of shrubbery and trees. The rear enjoys many hours of sunshine where occupiers may enjoy beautiful views of the Gwendraeth Valley. The garden is versatile and can be adapted to suit the occupier.

## 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 into 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.



## Road Map



## Hybrid Map



## Terrain Map



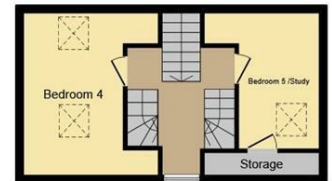
## Floor Plan



Ground Floor



First Floor



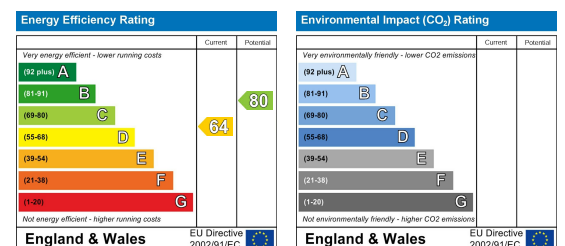
Second Floor

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.