



5 Waterloo Road

Penygroes, Llanelli, SA14 7NP

Offers in the region of £350,000



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Entrance Hallway

Entrance is via a uPVC double glazed door with patterned glass, Waterproof laminate flooring, 1 x uPVC double glazed window pane to the side, Coved ceiling with fitted downlighters and light fitting, 1 x radiator, Doors to the open plan area and front room/bedroom 5, Staircase to the first floor.

Front room/bedroom 5

15'10" x 11'6" (4.85m x 3.51m)

Laid carpet, uPVC double glazed window to the front with fitted venetian blinds, 1 x radiator, Coved ceiling with 1 x light fitting.

Open Plan area - Kitchen aspect

13'0" x 10'2" (3.98m x 3.10m)

With a range of stunning wall and base units with a complimentary worksurface over, Centre island/breakfast bar with an integrated 1 1/2 bowl sink and drainer unit with an instant boiling water tap and hot and cold mixer tap over, Space for a large fridge freezer, 2 x Integrated single ovens, Integrated hob, Wine rack, coved ceiling with 2 x light fittings, 1 x uPVC double glazed window to the side with fitted roller blinds, Fitted downlighters, Water proof laminate flooring

Open plan area - Sitting area

13'10" x 12'2" (4.23m x 3.71m)

Feature fire place with attractive surround, 2 x radiators, 1 x uPVC double glazed window to the front, Coved ceiling with 1 x light fitting, Arch leading to the dining room, Waterproof laminate flooring.

Open plan area - Dining area

10'5" x 10'2" (3.20m x 3.10m)

1 x uPVC double glazed window to the front, Waterproof laminate flooring, 1 x radiator, Coved ceiling with 1 x light fitting.

Rear Hallway

Smooth ceiling with fitted downlighters, Attic hatch, Waterproof laminate flooring, Arch to small utility room and door to the downstairs shower room, uPVC double glazed door to the rear.

Utility area

4'8" x 2'7" (1.44m x 0.80m)

Waterproof laminate flooring, Plumbing made ready for a washing machine, Space for a tumble dryer, 1 x uPVC double glazed window to the side with obscured glass, Smooth ceiling with fitted downlighters

Downstairs Shower room

6'4" x 4'8" (1.95m x 1.43m)

Featuring an Enclosed multi jet shower with in-built radio and blue tooth, Low level flush cistern, Wall mounted wash basin, oil boiler, 2 x uPVC double glazed window with obscured glass, Waterproof laminate flooring, Smooth ceiling with fitted downlighters.

Staircase and landing

Laid carpet, 1 x uPVC double glazed window with fitted venetian blinds, Coved ceiling with 2 x light fitting, 1 x smoke alarm, 1 x radiator,, Doors leading to bedrooms 1-4 and family bathroom

Bedroom 1

16'1" x 10'7" (4.92m x 3.25m)

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

Bedroom 2

13'5" x 12'0" (4.11m x 3.68m)

Laid carpet, 1 x uPVC double glazed window to the front, Coved ceiling with 1 x light fitting, 1 x radiator, Fitted wardrobes

Bedroom 3

10'2" x 9'8" (3.10m x 2.97m)

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

Bedroom 4

12'4" x 6'10" (3.77m x 2.10m)

Laid carpet, 1 x uPVC double glazed window to the side, Coved ceiling with 1 x light fitting, 1 x radiator, Fitted wardrobes

Family bathroom

9'1" x 6'5" (2.78m x 1.98m)

Featuring a Panelled bath with shower over, Pedestal wash hand basin, Laid carpet, 1 x light fitting, Extractor fan, Heated towel rail, Wall tiles, 1 x uPVC double glazed window to the side with obscured glass.

Staircase and landing to the 2nd floor

Laid carpet, Beamed ceiling with 2 x light fitting, 2 x eaves storage, Door leading to the attic room

Attic room

21'5" x 11'10" (6.55m x 3.63m)

Large floor space. Laid carpet, Beamed ceiling with fitted downlighters, 3 x Velux windows 4 x eaves storage, Smooth ceiling with 2 x light fittings and downlighters and smoke alarm, 2 x radiators

Externally

Externally and to the front there is a gated entrance with 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. The rear enjoys many hours of sunshine in a quiet and tranquil environment

Disclaimer

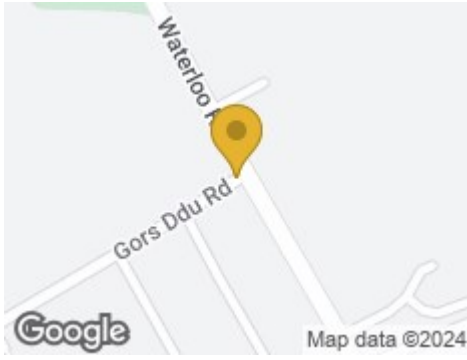
Disclaimer:

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.



Road Map



Hybrid Map



Terrain Map

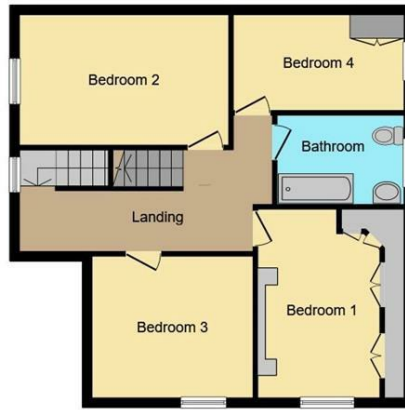


Floor Plan



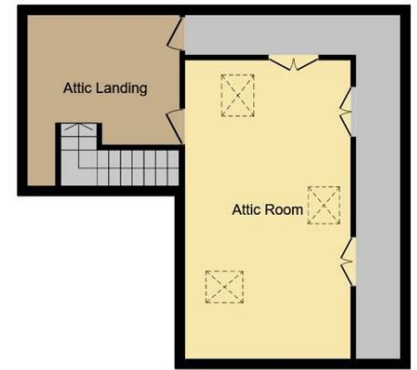
Ground Floor

Floor area 73.2 m² (788 sq.ft.)



First Floor

Floor area 65.8 m² (708 sq.ft.)



Attic Floor

Floor area 48.8 m² (525 sq.ft.)

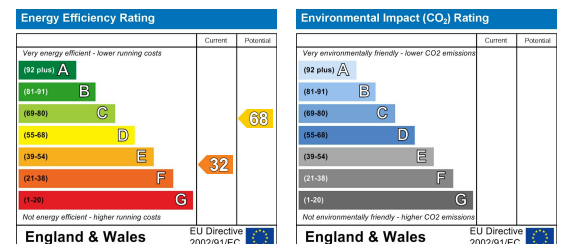
TOTAL: 187.7 m² (2,021 sq.ft.)

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



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