



97a Norton Road

Penygroes, Llanelli, SA14 7RU

Offers in the region of £340,000



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Entrance porch

5'9" x 5'2" (1.77m x 1.60m)

Entrance is via a composite door with patterned glass, Porcelain tiles, uPVC double glazed window to the front with fitted blinds, Smooth ceiling with 1 x light fitting, 1 x uPVC double glazed door to the hallway.

Hallway

Spacious Hallway, Laid Carpet, Smooth coved ceiling with fitted downlighters, Airing cupboard, 2 x radiators, Attic Hatch, Smoke alarm, Doors to bedroom 1, Family bathroom and the lounge, Staircase leading to the ground floor.

Lounge

13'9" x 13'0" (4.21m x 3.97m)

Spacious and light lounge, with laid carpet, 2 x radiators, feature gas fireplace with attractive fire surround, smooth coved ceiling with 1 x light fitting, 1 x uPVC double glazed window to the rear with fitted blinds, arch leading to the dining room.

Dining room

10'2" x 10'0" (3.10m x 3.07m)

With click laminate flooring, smooth coved ceiling with 1 x light fitting, 1 x uPVC double glazed window to the rear with fitted blinds, 1 x radiator, door leading to the kitchen.

Kitchen/Breakfast bar

13'10" x 10'2" (4.22m x 3.11m)

With a range of attractive and modern wall and base units with complimentary granite worksurface over, 1 1/2 bowl sink and drainer unit with hot and cold mixer tap over, integrated single oven, integrated microwave oven, integrated fridge freezer, integrated dishwasher, induction hob with splash back and extractor hood over, integrated wine cooler, 1 x uPVC double glazed window to the front with fitted blinds, floor tiles, breakfast bar, composite door leading to the side of the property, 1 x radiator, smooth coved ceiling with fitted downlighters and smoke alarm.

Bedroom 1

11'6" x 9'11" (3.53m x 3.03m)

Double bedroom with Fitted wardrobes, 1 x radiator, Click laminate flooring, Coved ceiling with 1 x light fitting, 1 x uPVC double glazed window to the front with fitted blinds.

Family Bathroom

15'3" x 5'10" (4.67m x 1.80m)

Featuring an enclosed shower, low level flush cistern, bath, wash hand basin over a base unit, 1 x radiator, heated towel rail, floor and wall tiles, smooth coved ceiling with fitted automatic downlighters, 2 x uPVC double glazed windows to the side with obscured glass, integrated wall unit, sensor mirror/light.

Staircase and Hallway to the ground floor

Part laid carpet and part click laminate flooring, 1 x radiator, smooth coved ceiling with fitted downlighters, doors leading to bedrooms 2-4 , study and utility/additional kitchen.

Bedroom 2 with En-Suite

14'3" x 9'6" (4.35m x 2.91m)

Double bedrooms with uPVC double glazed patio doors leading to the rear garden, smooth coved ceiling with light fitting, 1 x radiator, click laminate flooring, door leading to the en-suite.

En-suite

6'2" x 5'4" (1.90m x 1.63m)

Featuring an enclosed shower, low level flush cistern, wash hand basin over a base unit, Respatex, floor tiles, smooth ceiling with fitted downlighters and extractor, 1 x heated towel rail.

Bedroom 3

16'10" x 9'10" (5.15m x 3.02m)

Double bedroom , smooth coved ceiling with fitted downlighters, 1 x uPVC double glazed window to the rear, 1 x radiator, click laminate flooring.

Bedroom 4

14'8" x 10'0" (4.48m x 3.07m)

Laminate click flooring, 1 x radiator, Smooth covered ceiling with 1 x light fitting, uPVC double glazed patio doors to the rear.

Study

9'10" x 6'8" (3.02m x 2.05m)

Click laminate flooring, 1 x radiator, smooth covered ceiling with fitted downlighters.

Utility room/Additional kitchen,

12'4" x 11'3" (3.78m x 3.43m)

With a range of wall and base units with complimentary worksurface over, integrated single oven, plumbing made ready for a washing machine, space for a tumble dryer, 1 1/2 bowl sink and drainer unit with hot and cold mixer tap over, ceramic hob with extractor fan over, space for a fridge freezer, part wall tiles, click laminate flooring, 1 x uPVC double glazed window to the side, smooth covered ceiling with fitted downlighters, in built cupboard housing the boiler.

Externally

Externally and to the front there is a gated entrance with a pathway leading to the front door. The front garden features decorative chippings, laid lawn and attractive plants. There is side access to both sides of the property, one side providing a driveway which leads to the rear and generous garden, The other side features a patio and decking area. The rear

consists of a large driveway providing off-road parking for several vehicles, patio area, laid lawn, storage/rubbish area, and an additional area to the rear housing two sheds. The rear with several trees, shrubbery and plants enjoys many hours of sunshine in a quiet and tranquil environment.

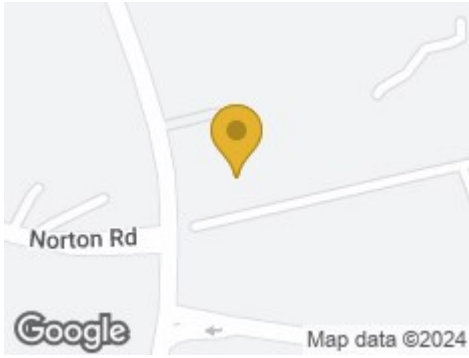
Disclaimer

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



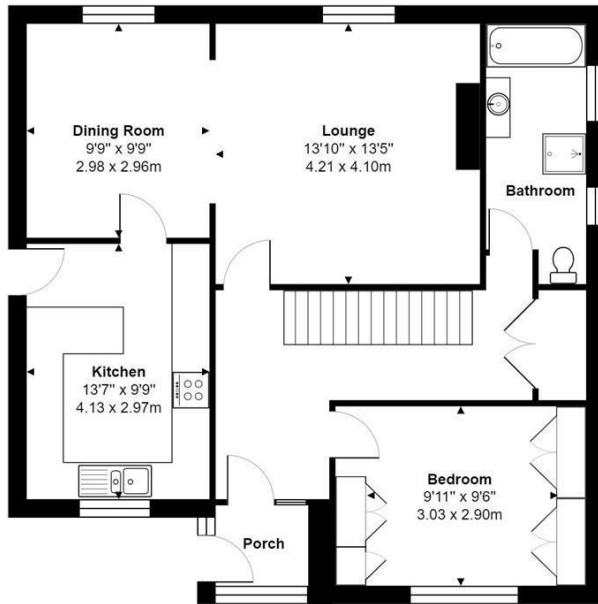
Hybrid Map



Terrain Map



Floor Plan



First Floor



Ground Floor

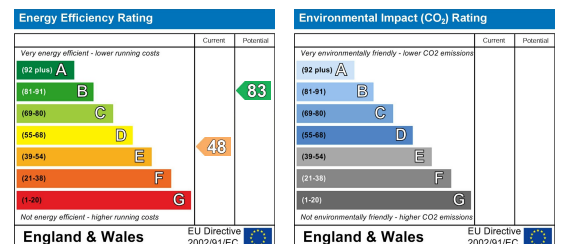
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All measurements are approximate and for identification purposes only. We have made every effort to ensure that measurements and details are accurate. However, they are only an approximate general guide and the property details cannot be guaranteed for accuracy, as such, they should be checked by a solicitor before any contract. © Selpac 2024

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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