



84 Waterloo Road

Penygroes, Llanelli, SA14 7PN

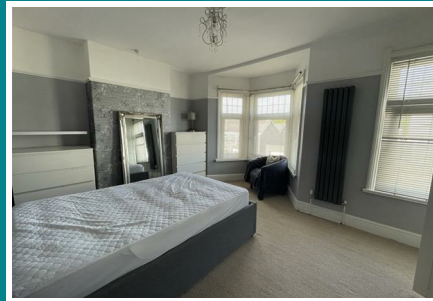
Offers in the region of £165,000



84 Waterloo Road

Penygroes, Llanelli, SA14 7PN

Offers in the region of £165,000



Entrance Porch

9'1" x 2'10" (2.78m x 0.88m)

Entrance is via a uPVC double glazed door with obscured glass, Floor tiles, Door leading to the Hallway

Entrance Hallway

Entrance via uPVC double glazed door with patterned glass, Click vinyl flooring, Smooth ceiling with 1 x light fitting, Meter and fuse box housed in wall mounted cupboard, Under stairs storage cupboard, Doors leading to the front room/Bedroom 3 and Lounge.

Front room/Bedroom 3

12'7" x 10'3" (3.85m x 3.13m)

Traditional wooden flooring, 1 x radiator, uPVC double glazed bay window to the front with fitted venetian blinds, Feature fire place with fire surround sat on tiled hearth, Smooth ceiling with 1 x light fitting.

Lounge

15'2" x 10'9" (4.64m x 3.28m)

Attractive Log burner sat on tiled hearth with oak surround, Traditional wooden flooring, 1 x uPVC double glazed window to the utility room, 1 x uPVC double glazed window to the side with fitted blinds, 1 x radiator, Under stair storage cupboard.

Kitchen/Centre Island

11'10" x 10'5" (3.61m x 3.20)

With a range of wall and base units with a

complimentary worksurface over, 1 1/2 bowl sink and drainer unit with a hot and cold mixer tap over, Integrated single over, Induction hob with extractor hood over, Part wall tiles, Floor tiles, Centre island/Breakfast bar, 1 x radiator, 1 x uPVC double glazed window to the rear with fitted roller blinds, Smooth coved ceiling with 1 x light fitting, Integrated dishwasher, Door leading to the utility room.

Utility room

15'6" x 4'0" (4.73m x 1.24m)

Minimum range of wall and base units with a complimentary worksurface over, Stainless steel sink and drainer unit with a hot and cold mixer tap over, Plumbing made ready for a washing machine, Space for a tumble dryer, Worcester boiler, Space for a fridge freezer, Laminate flooring, 1 x uPVC double glazed window to the side, Wall light, uPVC double glazed door to the rear, Part wall tiles.

Staircase and Landing

Laid Carpet, 1 x uPVC double glazed window to the side, 1 x radiator, Smooth ceiling with 1 x light fitting, 1 x attic hatch, 1 x smoke alarm, Doors leading to bedrooms 1-2 and family bathroom

Bedroom 1

13'5" x 13'5" (4.10m x 4.09m)

Large double bedroom, 2 x uPVC double glazed windows to the front with fitted venetian blinds,

Smooth ceiling with 1 x light fitting, Large carpet, 1 x radiator.

Bedroom 2

10'4" x 9'9" (3.15m x 2.98m)

In-built cupboard, Vinyl flooring, 1 x uPVC double glazed window to the rear with fitted roller blinds, Smooth ceiling with 1 x light fitting, 1 x radiator,

Family Bathroom

7'2" x 6'10" (2.19m x 2.10m)

Featuring a panelled bath with an electric shower over, Low level flush cistern, Pedestal wash hand basin, 1 x radiator, Vinyl flooring, Part wall tiles, Smooth ceiling with 1 x light fitting.

Externally

Externally and to the front there is a forecourt leading to the front door, there is a side access which leads to the enclosed rear and large garden which boasts a tranquil surrounding, 1 x patio area, outbuilding and laid lawn. The garden provides ample sunshine time in the garden for occupiers in a quiet surrounding.

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



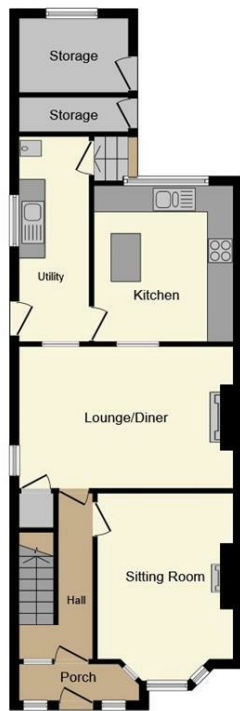
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

Floor area 66.6 m² (717 sq.ft.)



First Floor

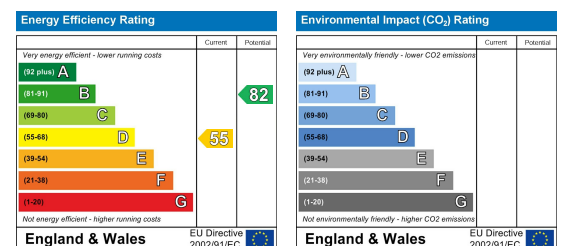
Floor area 36.2 m² (390 sq.ft.)

TOTAL: 102.9 m² (1,107 sq.ft.)

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.