



Ashbury House Llannon Road, Llanelli, SA14 8EZ

£595,000

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Davies
CRADDOCK

Presenting to the market for sale this Imposing, Four Double Bedroom Detached Family Home. Nestled in a small development of similarly imposing properties, 'Ashbury House' is one not to miss. Situated between Swiss Valley and Llannon the property offers space in abundance, along with ample off road parking, generous garden and Countryside Views to the rear. The property oozes charm and quality and offers versatile options to suit all needs.

The property briefly comprises Entrance, Hallway, Lounge, Dining Room, Kitchen / Diner, Utility Room, Cloakroom, Sitting Room, Study, Gallery landing with Four Double Bedrooms (Two with En-suites) and Family Bathroom. Externally there is a double garage and ample parking to the front with an enclosed rear garden mainly laid to lawn with countryside views.

The property further comprises:

Entrance

Door into;

Hallway

Stairs to first floor, under stairs storage cupboard, two radiators.

Lounge

19'5 x 12'9 approx (5.92m x 3.89m approx)

Two windows to fore, feature fireplace with electric fire, radiator.

Dining Room

12'8 x 12'6 approx (3.86m x 3.81m approx)

Two windows to fore, feature fireplace with electric fire, radiator.

Kitchen Diner

Window to side, tiled flooring, partly tiled walls, wall and base units with worktop over, integrated fridge freezer and dishwasher, electric hob and oven with extractor fan over, sink and drainer with mixer tap, radiator.

Inner Hall

Tiled flooring, door to rear,

Utility Room

5'9 x 5'8 approx (1.75m x 1.73m approx)

Window to rear, tiled flooring, space for washing machine and tumble dryer, oil boiler.





Cloakroom

Window to rear, tiled flooring, W/C, wash hand basin, radiator.

Sitting Room

18'3 x 11'7 approx (5.56m x 3.53m approx)

French doors to rear, two radiators.

Study Room

11'1 x 8'8 approx (3.38m x 2.64m approx)

Window to rear, radiator.

First Floor Landing

Gallery landing, window to fore, two radiators.

Master Bedroom

20'8 x 13'9 approx (6.30m x 4.19m approx)

Window to side and rear, fitted wardrobes, radiator, door into;

Ensuite

6'2 x 5'8 approx (1.88m x 1.73m approx)

Partly tiled walls, W/C, pedestal wash hand basin, shower cubicle, radiator.

Bedroom Two

14'6 x 14'4 approx (4.42m x 4.37m approx)

Two windows to rear, radiator, double doors into:

Ensuite

11'1 x 4'9 approx (3.38m x 1.45m approx)

Partly tiled walls, W/C, pedestal wash hand basin, shower cubicle, radiator.

Bedroom Three

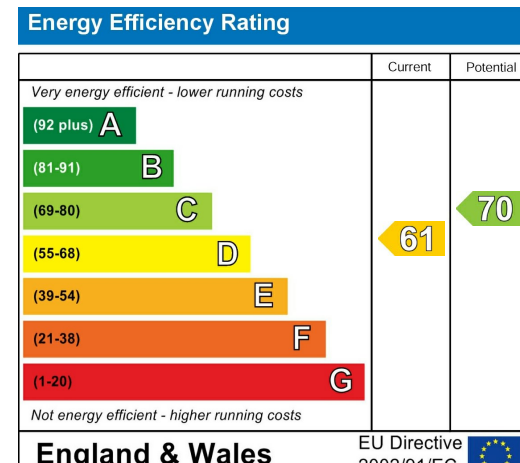
13' x 9'7 approx (3.96m x 2.92m approx)

Two windows to fore, radiator.

To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Detached Family Home
- Four Double Bedrooms
- Four Reception Rooms
- Garage and Off Road Parking
- Freehold
- Countryside Views
- Council Tax Band G
- Epc Rating D
- 227 Approx m2
- Substantial Family Home



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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

