



40 Hendre Park, Llanelli, SA14 8UP

£239,995

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Davies Craddock are pleased to present for sale this Three Bedroom Detached Bungalow with stairs in Hendre park, Llangennech.

Set within the ever popular village of Llangennech, Hendre Park is itself on a bus route to aid access to the local amenities and beyond.

This property, set on a generous plot, has a light and airy Lounge/Diner with double doors out on the garden with views, a good sized Kitchen, Family Bathroom and the master bedroom with an En-Suite. Providing excellent storage options inside with a driveway suitable for several vehicles and an integral garage.

The property further comprises:

**Entrance**

Door into:

**Entrance Hall**

Stair case to the first floor, door into the garage.

**Hallway**

Storage cupboard, airing cupboard, smoke alarm, radiator.

**Lounge / Diner**

13'8" x 25'5" (4.17 x 7.76)

Window to the rear, double doors to the rear, feature fire place, radiator





### Kitchen

10'11" x 11'7" (3.35 x 3.55)

Fitted with a range of wall and base units with work tops over incorporating a one and a half stainless steel sink and drainer, inset cooker with four ring hob and extractor over, wall mounted 'Baxi' boiler, serving hatch, space for fridge freezer, plumbing for washing machine and dishwasher, tiled flooring, partly tiled walls, window to the side, door to the side.

### Bedroom One

10'11" x 12'1" (3.34 x 3.69)

Window to the front, radiator.

### En- Suite

W.C, wash hand basin, tiled and glazed shower cubicle, tiled flooring, fully tiled walls, obscured window to the side, radiator.

### Bedroom Two

10'4" x 11'1" (3.15 x 3.40)

Window to the front, fitted wardrobes and dressing table, radiator.

### Bedroom Three

7'8" x 7'6" (2.34 x 2.31)

Window to the side, radiator.

### Garage

9'2" x 18'7" (2.81 x 5.67)

Up and over door, window and door to the rear, electric and lighting.

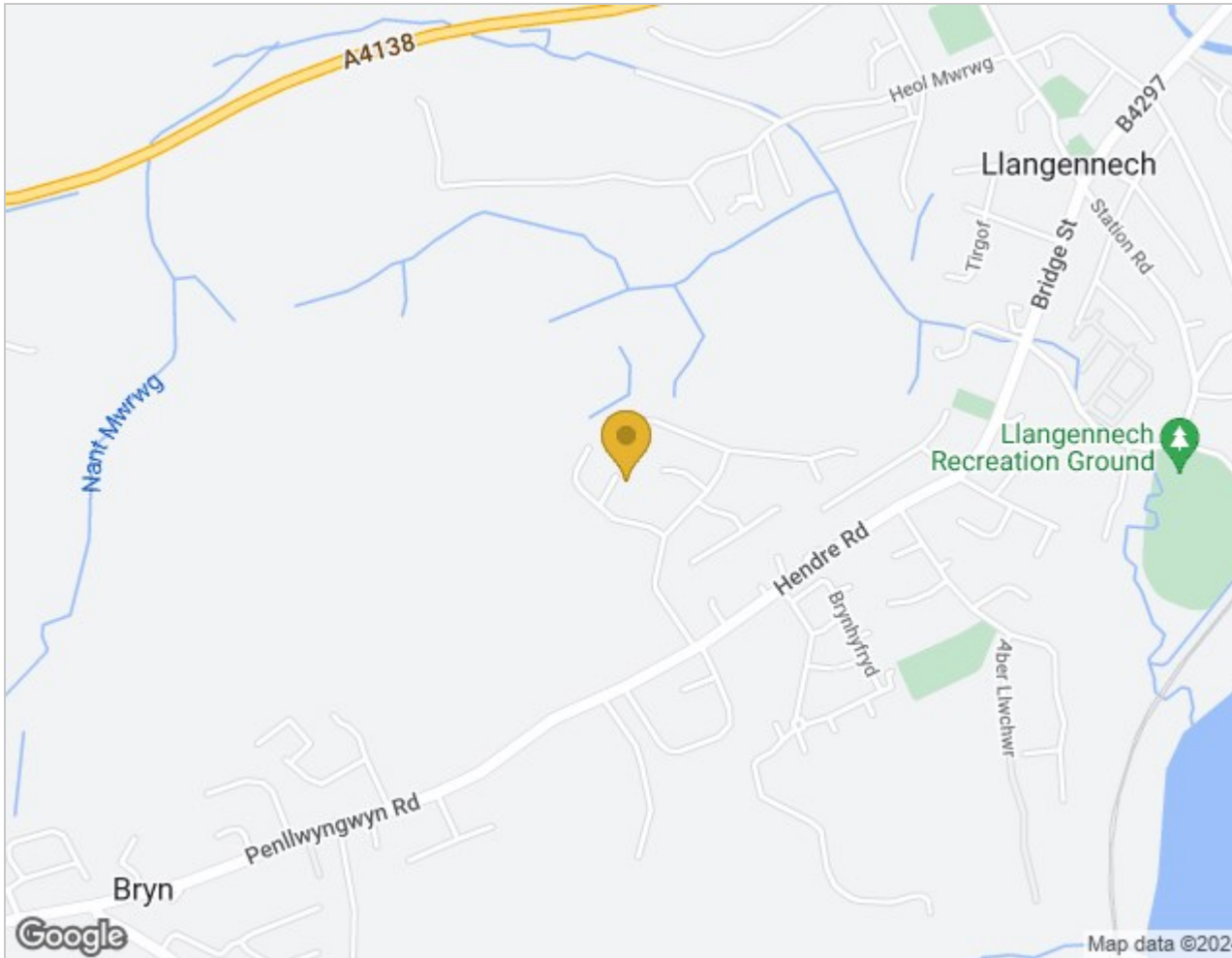
### Externally

To the front there is a lawned area with mature shrubs and a paved driveway to the side leading to the integral garage.


To the rear there is an enclosed garden mainly laid to lawn with elevated patio area providing views over Llanelli and towards the estuary.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- No Chain
- Detached Bungalow with Stairs
- Integral Garage and Driveway
- Three Bedrooms
- Leased Solar Panels
- Gas Central Heating
- Mains electricity, water and drainage
- EPC Rating D
- Approx 95 square meters
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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.

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