



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)

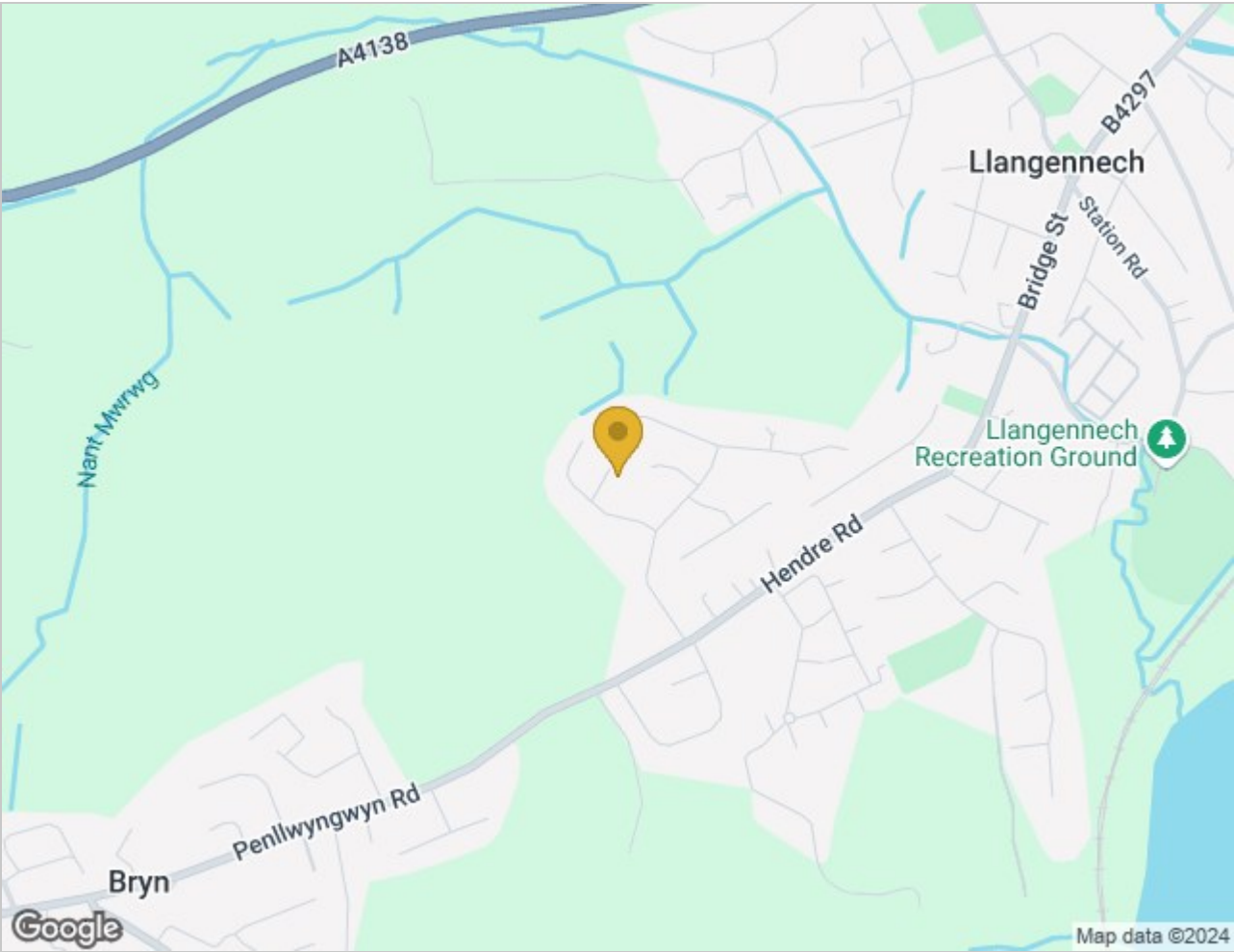
Up and over door, window and door to the rear, electric and lighting.

Externally

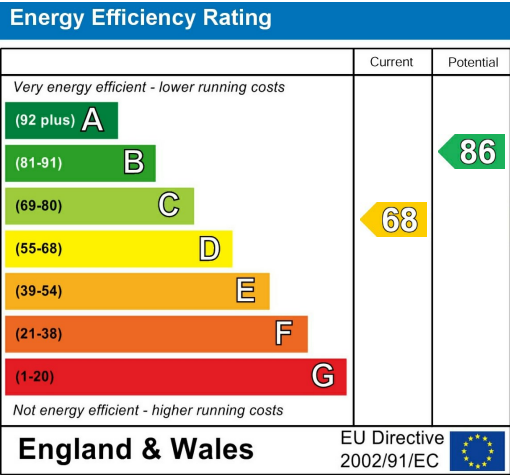
To the front there is a lawned area with mature shrubbs and a paved driveway to the side leading to the integral garage.

To the rear there is an enclosed garden mainly laid to lawn with elevated patio area providing viewins 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 fitments 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.

