



2 Clos Gwyn, Llanelli, SA14 6AJ

£220,000

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Welcome to this charming detached dormer bungalow located in the picturesque Clos Gwyn, Tumble, Llanelli. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The property features two bathrooms, ensuring convenience and comfort for all residents. The detached nature of this bungalow offers a sense of privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

One of the standout features of this property is the off-road parking, providing ease and convenience for those with vehicles. Whether you're hosting a gathering or simply returning home after a long day, parking will never be an issue.

Don't miss the opportunity to make this charming detached dormer bungalow your new home. With its inviting layout and desirable features, this property in Clos Gwyn is sure to capture your heart.

Entrance

Door into:

Lounge

20'9" x 16'9" approx (6.34 x 5.12 approx)

Window to fore, stairs to first floor, laminate flooring, feature fireplace, under stairs storage, radiator.





Kitchen

12'7" x 6'9" approx (3.85 x 2.06 approx)
Window to rear, laminate flooring, wall and base units with worktop over, electric hob and oven with extractor hood over, space for washing machine and fridge freezer, sink and drainer with mixer tap, boiler, partly tiled walls, radiator.

Sun Room

12'0" x 11'8" approx (3.66 x 3.56 approx)
Windows to side and rear, French doors to side, laminate flooring, radiator.



Bathroom

8'1" x 5'9" approx (2.47 x 1.76 approx)
Window to rear, vinyl flooring, partly tiled walls, W/C, pedestal wash hand basin, bath, radiator.

Bedroom One

13'10" x 10'2" approx (4.24 x 3.11 approx)
Window to fore, laminate flooring, radiator.

First Floor Landing

Velux window to rear, laminate flooring.



Bedroom Two

14'9" x 12'5" approx (4.52 x 3.81 approx)
Window to fore, laminate flooring, radiator.

Bedroom Three

15'7" x 11'1" approx (4.75 x 3.38 approx)
Velux window to fore, laminate flooring, radiator.

Bathroom

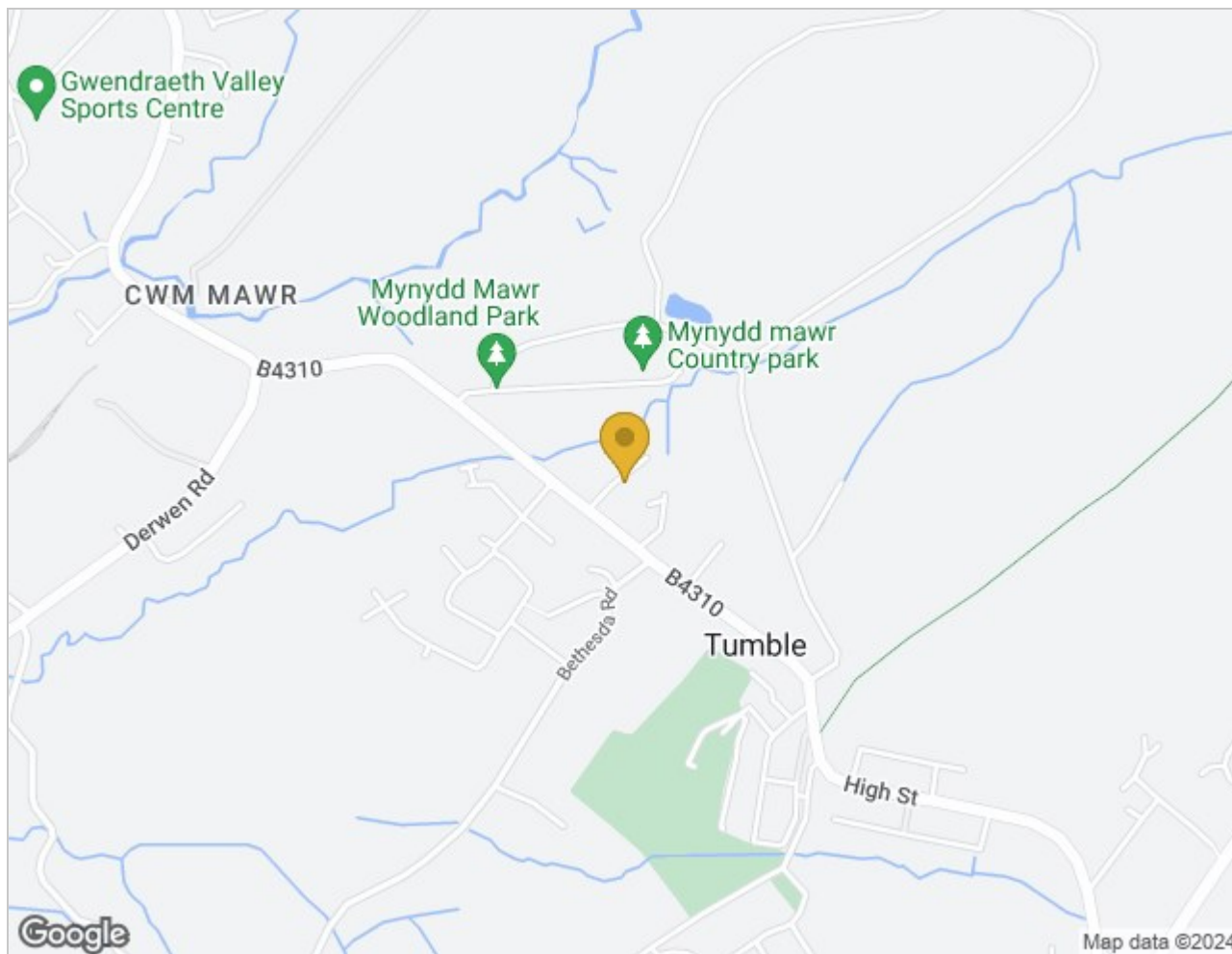
7'1" x 4'10" approx (2.18 x 1.48 approx)
Velux window to rear, vinyl flooring, W/C, pedestal wash hand basin, bath with shower over, radiator.

Externally

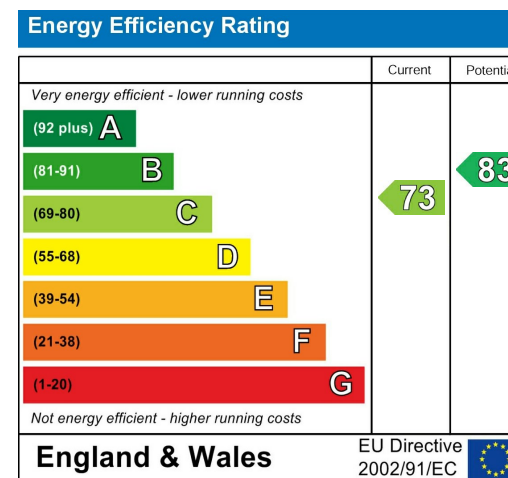
Enclosed rear garden with decking and patio area.
Off road parking to side of property.



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



- Detached, Three Bedroom Dormer Bungalow
- Two Reception Rooms
- Off Road Parking
- Close to local amenities
- Low Maintenance Garden
- EPC Rating C
- Council Tax Band D (April 2024)
- Approx 105 square meters
- Oil Central Heating
- Mains electric, water and drainage



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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.

