



9 Hendre Park, Llanelli, SA14 8UP

£275,000

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Davies Craddock are pleased to present for sale this Three Bedroom Detached House 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 with patio doors out on the garden, dining room, kitchen and cloakroom. Three bedrooms, bathroom and shower room to first floor. Externally: Enclosed tiered rear garden with patio and lawned areas and plenty of storage with the sheds. Off road parking to fore leading to the garage. Viewing is a must to appreciate this property.

The property further comprises:

## Entrance

Door into:

## Hallway

Stairs to first floor, storage cupboard, radiator.

## Cloakroom

Window to side, fully tiled walls, W/C, wash hand basin, radiator.

## Lounge

18'3" x 11'6" approx (5.58 x 3.51 approx)

Window to fore, patio doors to rear, feature fireplace, radiator.

## Dining Room

17'8" x 11'9" approx (5.41 x 3.60 approx)

Windows to fore and rear, under stairs storage cupboard, radiator.

## Kitchen

12'4" x 10'9" approx (3.78 x 3.29 approx)

Window and door to side, wall and base units with worktop over, integrated fridge and freezer, oven and microwave, sink and drainer with mixer tap, breakfast bar, radiator.







### First Floor Landing

Two windows to rear, radiator.

### Bedroom One

13'3" x 8'6" approx (4.04 x 2.60 approx)

Window to fore, built in storage cupboards, radiator.

### Bedroom Two

13'7" x 9'7" approx (4.15 x 2.93 approx)

Window to fore, built in wardrobes, radiator.

### Shower Room

8'4" x 4'10" approx (2.56 x 1.48 approx)

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

### Bedroom Three

17'7" x 9'3" approx (5.36 x 2.82 approx)

Windows to fore and rear, fitted wardrobes radiator.

### Bathroom

6'5" x 5'4" approx (1.97 x 1.64 approx)

Window to rear, fully tiled walls, W/C, pedestal wash hand basin, bath with shower over, radiator.



### Externally

Lawned area to fore, off road parking to side leading to garage.

Enclosed tiered rear garden with paved patio area, lawned area, garden pond, outbuilding, shed and greenhouse.

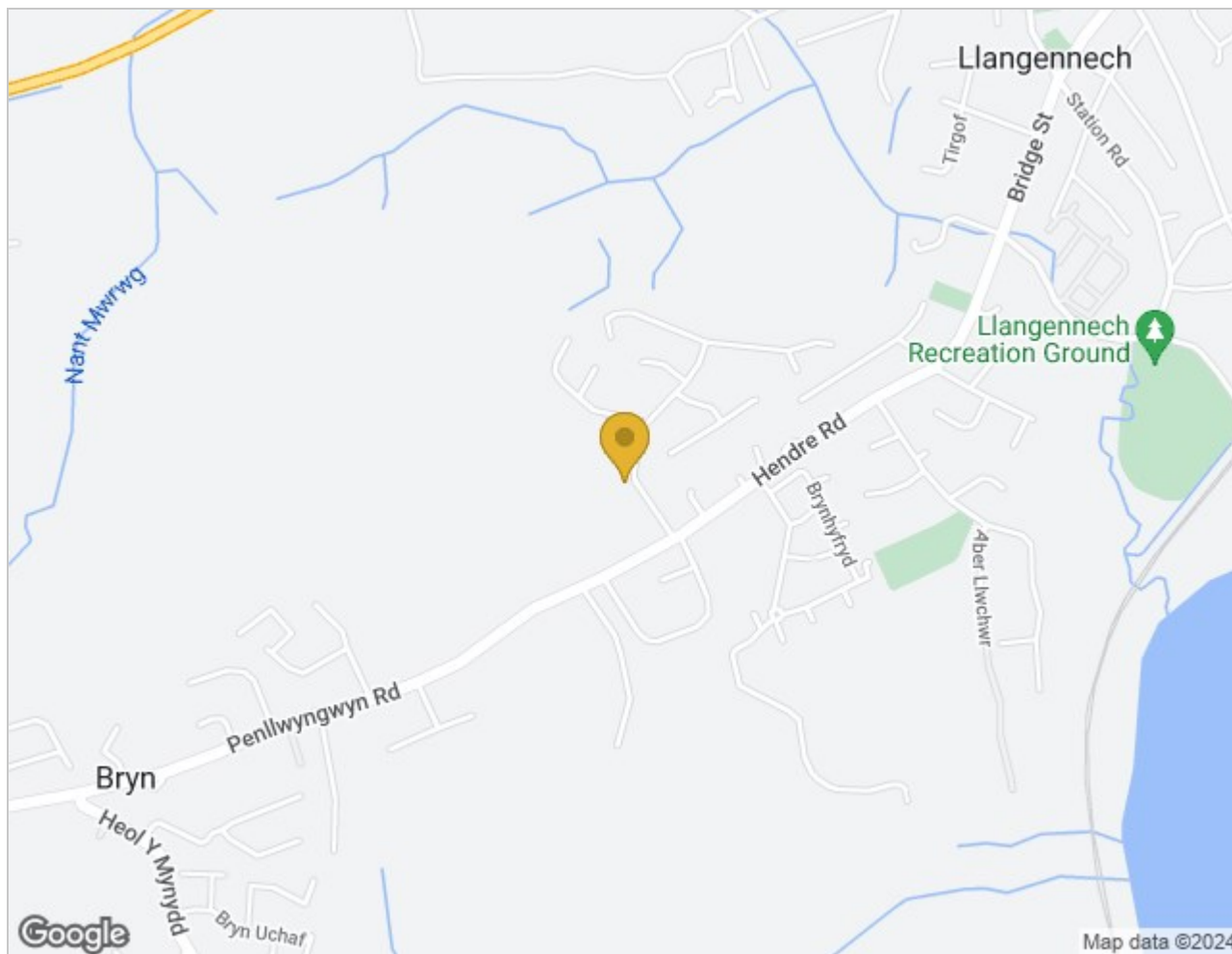
### Garage

Not inspected.






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



- Detached House
- Three Bedrooms
- Two Reception Rooms
- EPC-D
- Council Tax-D
- Mains Gas, Water, Electricity & Drainage
- Freehold
- Garage & Off Road Parking
- Popular Location
- Approx 92m2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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.

