



38 Dythel Park, Pen-Y-Mynydd, SA15 4RR

£149,950

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Davies Craddock Estates are delighted to present for sale this three bedroom extended semi detached property set in Dythel park, Pen Y Mynydd, Llanelli.

The property comes complete with, entrance hall, open plan lounge /dining room, kitchen into sunroom/lounge with french doors over looking the rear garden, to the first floor there are three bedrooms and a shower room. Externally there is a fully enclosed rear garden with mature planting , lawn and patio area, to the front there is a block paver driveway for off road parking leading to a garage.

The home boasts great potential for further development ( Subject To Correct Planning Permissions ) further comprising :

#### **ENTRANCE HALL**

Via uPVC door , radiator, stairs to first floor, doors into:

#### **OPEN PLAN LOUNGE WITH DINING AREA**

23'11" x 12'1" approx (7.3 x 3.7 approx)  
UPVC windows to front and rear, two radiators, feature fire place with surround.

#### **KITCHEN**

8'6" x 8'10" approx (2.6 x 2.7 approx)  
UPVC window to rear, a rang of wall and base units with complementary work surfaces, stainless steel sink with mixer tap , integrated oven , hob , fridge and cooler hood , pantry storage housing wall mounted boiler, radiator, laminate flooring throughout , onto :





### SUNROOM

17'0" x 8'6" approx at widest point (5.2 x 2.6 approx at widest point )  
UPVC French doors to rear garden , uPVC door to front garden , two radiators with laminate flooring throughout.

### FIRST FLOOR

#### LANDING

UPVC window to side, loft access , doors to :

#### BEDROOM ONE

9'6" x 12'9" approx (2.9 x 3.9 approx)  
UPVC window to front, radiator, airing cupboard housing hot water tank.

#### BEDROOM TWO

10'5" x 9'6" approx (3.2 x 2.9 approx)  
UPVC window to rear, radiator.

#### BEDROOM THREE

8'2" x 7'2" approx (2.5 x 2.2 approx)  
UPVC window to front , radiator, storage recess.

### SHOWER ROOM

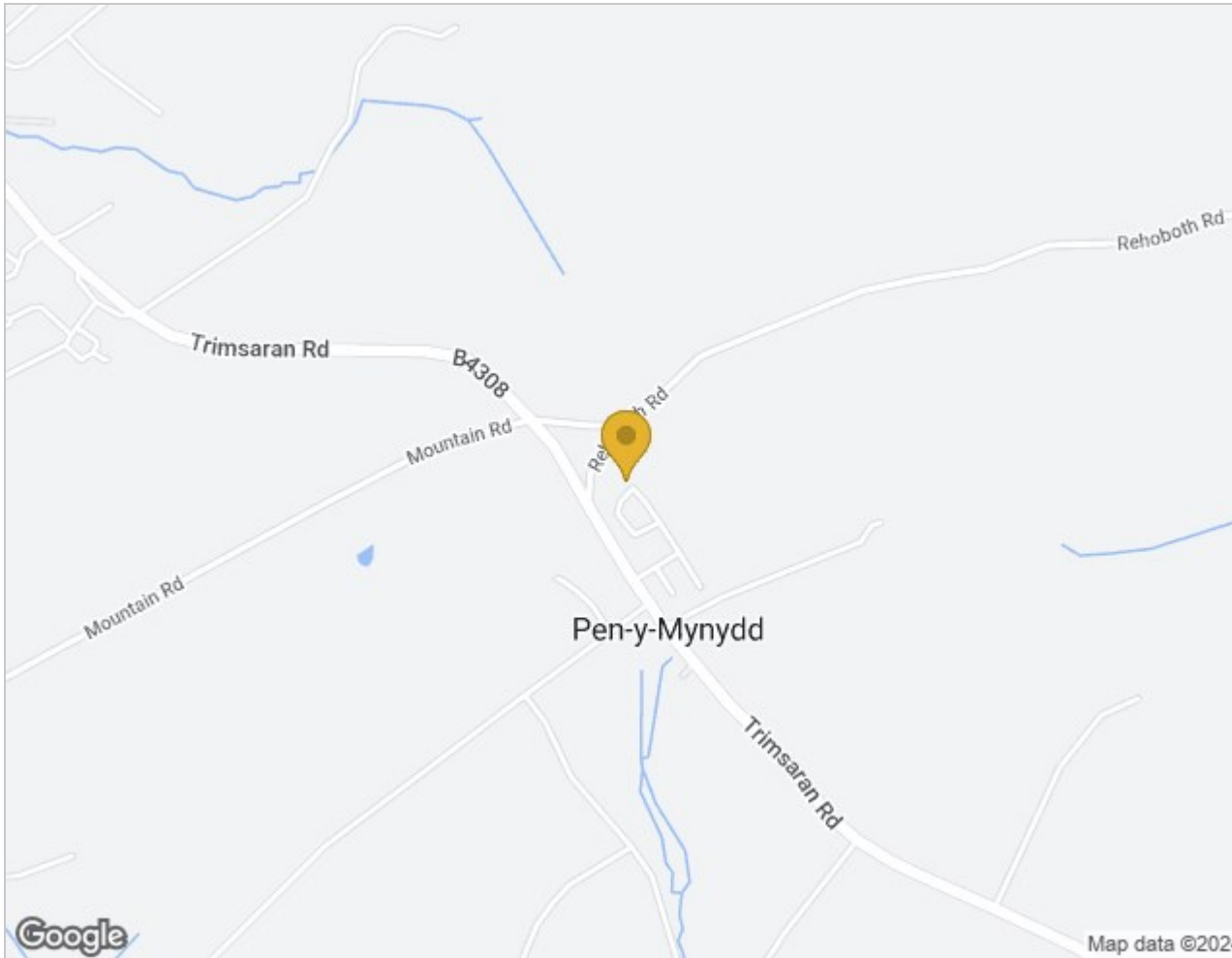
UPVC window to rear , pedestal sink , wc, majority tiled walls and floor throughout, shower cubicle with electric shower.

### EXTERNALLY

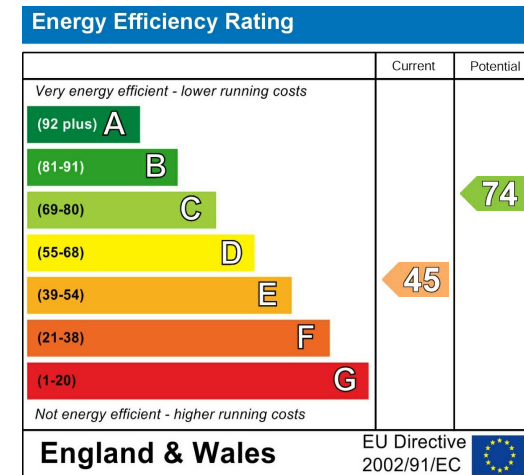
Externally there is a fully enclosed rear garden with mature planting , lawn and patio area, to the front there is a block paver driveway for off road parking leading to a garage.



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



- Freehold
- Three Bedroom Semi Detached Extended Home
- No Chain
- Off Road Parking & Garage
- EPC - E
- Approx m2 - 87m2
- Mains Gas , Water, Electricity & Drainage
- Great Potential
- Council Tax Band - C
- Viewing Essential



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 firm's 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 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.