



22 Talywern, Llanelli, SA14 8UQ

£214,995

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Davies Craddock Estates are delighted to present for sale this unique opportunity to purchase this deceptively spacious Detached Bungalow in the sought-after location of Talywern, Llangennech.

Llangennech is set conveniently off junction 48 of the m4 motorway, has a number of local amenities and schools within walking distance of the property. The property is also within proximity to coastal walks and Llangennech railway station.

Benefitting from an enclosed garden, and driveway.

Early viewings are recommended to fully appreciate this property.

The property briefly comprises;

Entrance

Door into:

Lounge

16'9" x 11'4" approx (5.11 x 3.47 approx)

Window to fore, laminate flooring, radiator.





Sitting Room

16'5" x 8'5" approx (5.02 x 2.58 approx)

Window to fore, door to rear, laminate flooring, radiator.

Kitchen

13'8" x 9'9" approx (4.19 x 2.98 approx)

Windows to fore and side, tiled flooring, wall and base units worktop over, gas hob with extractor hood over, electric oven, sink and drainer with mixer tap, space for washing machine and fridge freezer, radiator.



Inner Hall

Laminate flooring, storage cupboard.

Bedroom One

12'1" x 11'5" approx (3.69 x 3.48 approx)

Window to rear, radiator.

Bedroom Two

10'5" x 7'11" approx (3.18 x 2.42 approx)

Window to rear, radiator.

Bathroom

6'6" x 6'0" approx (1.99 x 1.83 approx)

Window to side, laminate flooring, partly tiled walls, W/C, pedestal wash hand basin, bath, radiator.

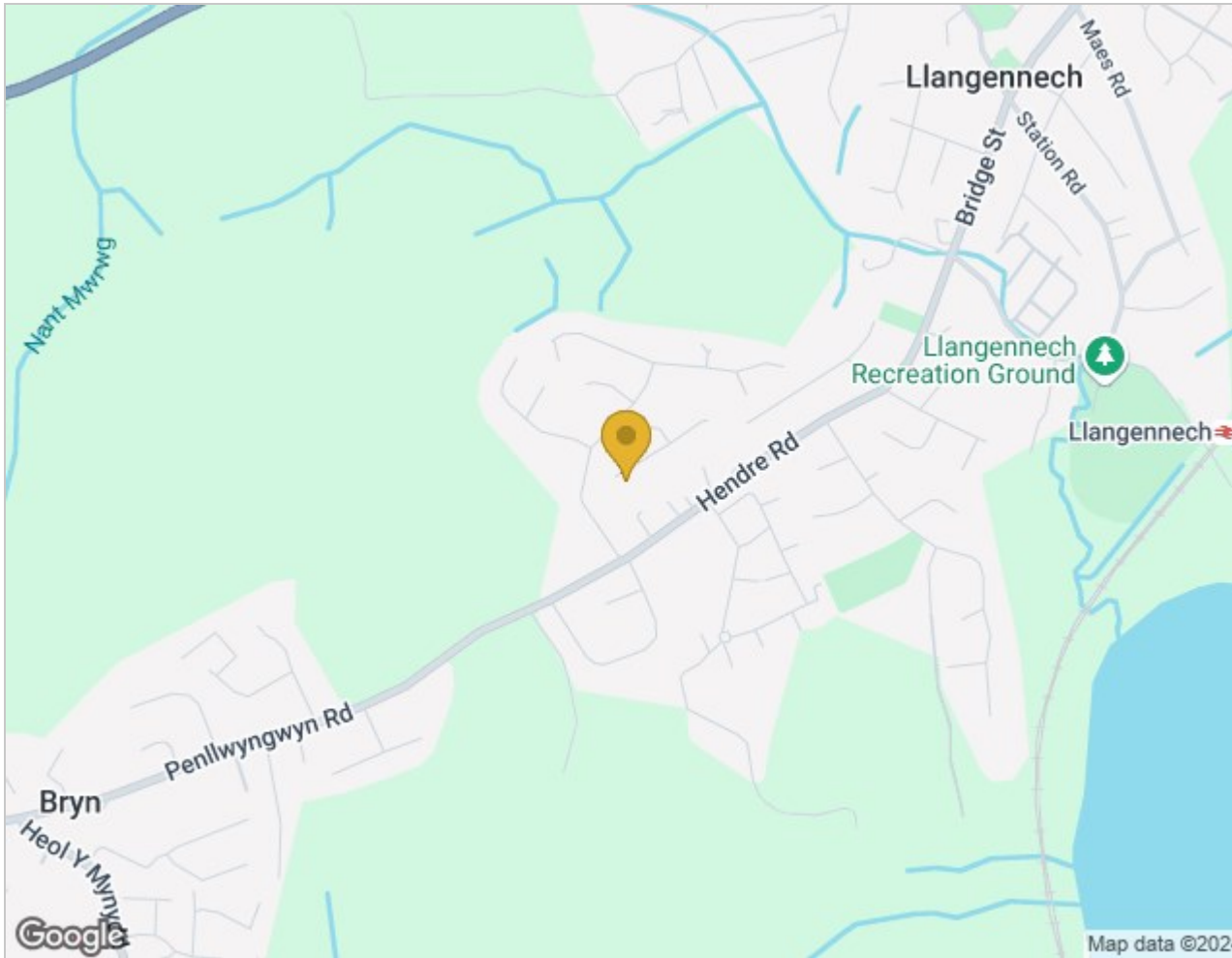
Externally

Gravelled area to fore with off road parking.


Enclosed rear garden.



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



- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Approx 69 m2
- No Chain
- Off Road Parking
- Mains Gas, Electric, Water & Drainage
- Council Tax - D (Aug 24)
- EPC -C
- Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.