



65 Gower View, Llanelli, SA15 3SN  
£220,000

 3  2  1  C





Davies Craddock Estates are pleased to present for sale this semi-detached property on Gower View Llanelli.

The property is well presented throughout and offers a spacious living/dining room, kitchen, separate utility and wet room on the ground floor followed by three bedrooms and family bathroom on the first floor. Externally, the property boasts a driveway to the front for offroad parking and enclosed rear garden mostly laid to lawn with two outbuildings.

Situated with easy and convenient access to Llanelli Town Centre and Trostre & Pemberton Park and surrounded by local schools and associated amenities.

Early viewing is essential to see what this property has to offer.

Briefly comprising of;

### Entrance Porch

Door into:

### Hallway

Stairs to first floor, oak wood flooring, under stairs storage cupboard, radiator.

### Lounge Diner

26'5" x 11'6" approx (8.07 x 3.53 approx)

Box bay window to fore, French doors to rear, oak wood flooring, feature fireplace with gas fire, two radiators.

### Kitchen

21'10" x 9'4" approx (6.68 x 2.85 approx)

Window to rear, door to side, tiled flooring, partly tiled walls, wall and base units with worktop over, gas hob with extractor hood over, electric oven, sink and drainer with mixer tap, space for fridge and tumble dryer, radiator, door into:







## Utility Room

**7'0" x 6'9" approx (2.15 x 2.08 approx)**

Tiled flooring, base units with worktop over, sink with mixer tap, space for fridge freezer and washing machine, radiator.

## Wet Room

**10'0" x 6'3" approx (3.05 x 1.92 approx)**

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



## First Floor Landing

Loft access.

## Bedroom One

**14'0" x 9'0" approx (4.27 x 2.76 approx)**

Box bay window to fore, built in wardrobes, radiator.

## Bedroom Two

**11'8" x 9'3" approx (3.57 x 2.84 approx)**

Window to rear, laminate flooring, built in wardrobes, radiator.



## Bedroom Three

**7'10" x 6'0" approx (2.41 x 1.83 approx)**

Window to fore, built in wardrobe, radiator.

## Bathroom

**6'2" x 5'10" approx (1.88 x 1.79 approx)**

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

## Externally

Enclosed rear garden with patio and lawned areas, two outbuildings.

Off road parking to fore.

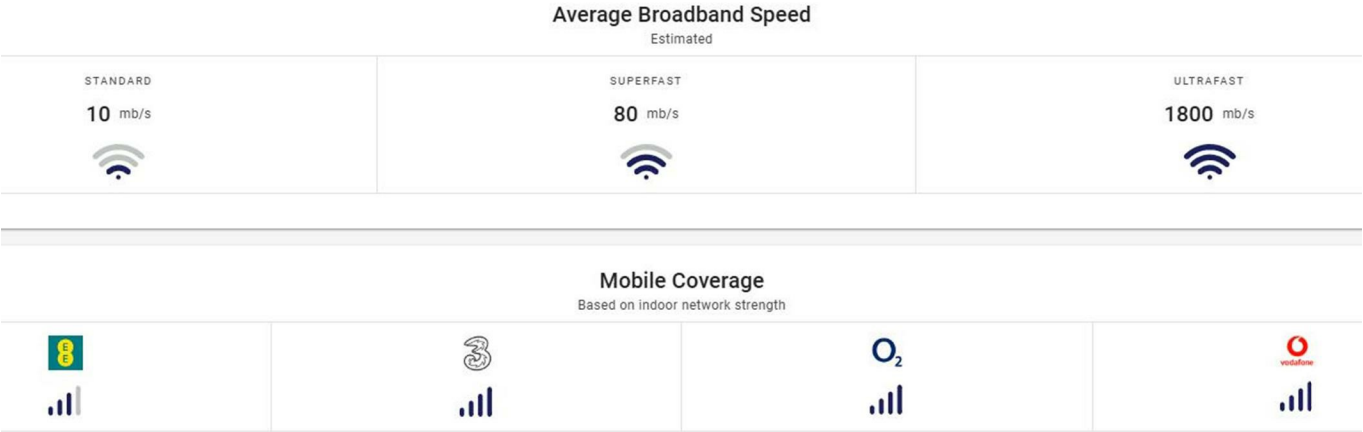
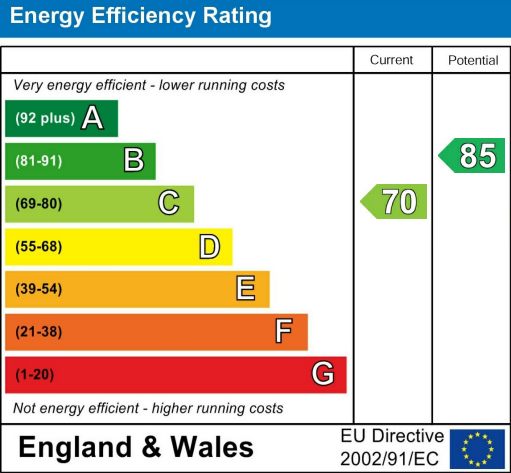




To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Three Bedrooms
- Driveway
- Enclosed Garden With Outbuilding
- Mains Gas, Electric, Water & Drainage
- EPC - C Approx. 96m2
- Council Tax - C
- Freehold
- Viewing Essential



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 along with any boundary plan , 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 in any instance.

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.

