



Erw Non, Llanon, Llanelli, SA14 6BL

Offers In Region Of £199,950



Calow Evans  
Estate Agents

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## Erw Non, Llanon, Llanelli, SA14 6BL

This three-bedroom detached residence is situated in the semi-rural village of Llannon. The property comprises three reception rooms, a conservatory/lean-to, a ground floor water closet, and a first-floor bathroom, providing a spacious and functional living environment. There is potential for extension above the former garage, subject to planning permission, allowing for further customization of the living space. Externally, the property boasts a driveway that accommodates ample parking and features a reasonably private and aesthetically pleasing rear garden.

Llannon is strategically located between Tumble and Swiss Valley, affording convenient access to the A4 corridor, Cross Hands retail parks, and the town centre of Llanelli, along with all associated amenities.







## Accomodation:

### Entrance Porch

Double glazed window to side.

### WC

Double glazed window to front, single panel radiator, WC, pedestal wash hand basin.









## Sitting Room

5.11m x 2.84m (16'9" x 9'4"/7'11")

Double glazed window to side & front, double panel radiator, single panel radiator.

## Lounge

4.11m x 3.23m (13'6" x 10'7")

Double glazed bay window to front, double panel radiator, opening to:

## Dining Room

3.2m x 2.46m (10'6" x 8'1")

Double glazed window to rear, single panel radiator.

## Kitchen

3.2m x 2.46m (10'6" x 8'1")

Double glazed window to rear, double panel radiator, fitted with wall & base units, space for cooker, sink & draining board unit.

## Utility Room

Double glazed window to conservatory, tiled floor, double panel radiator, single panel radiator, wall mounted Worcester LPG gas boiler providing domestic hot water and central heating.

## Conservatory/Lean-To

Double glazed French doors to rear.

## First Floor Landing

Double glazed window to side, airing cupboard.

## Bedroom One

4.17m x 2.87m (13'8" x 9'5")

Double glazed window to front, single panel radiator.

## Bedroom Two

3.2m x 2.69m (10'6" x 8'10")

Double glazed window to rear, single panel radiator.





## Bedroom Three

2.67m x 2.13m (8'9"/5'9" x 7'0")

Double glazed window to front, single panel radiator, storage cupboard.

## Bathroom

Double glazed window to rear, double panel radiator, suite comprising WC, pedestal sink, panelled bath.

## Externally

Driveway to front providing ample parking, side pedestrian access to a fairly private enclosed rear garden mainly laid to lawn with an abundance of flowers, trees and shrubs, two timber storage sheds, LPG tank.



## Services

We are advised that mains services are connected. LPG heating.

## Tenure

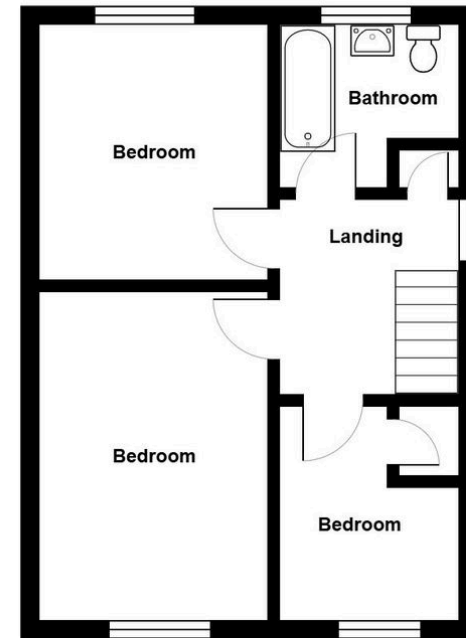
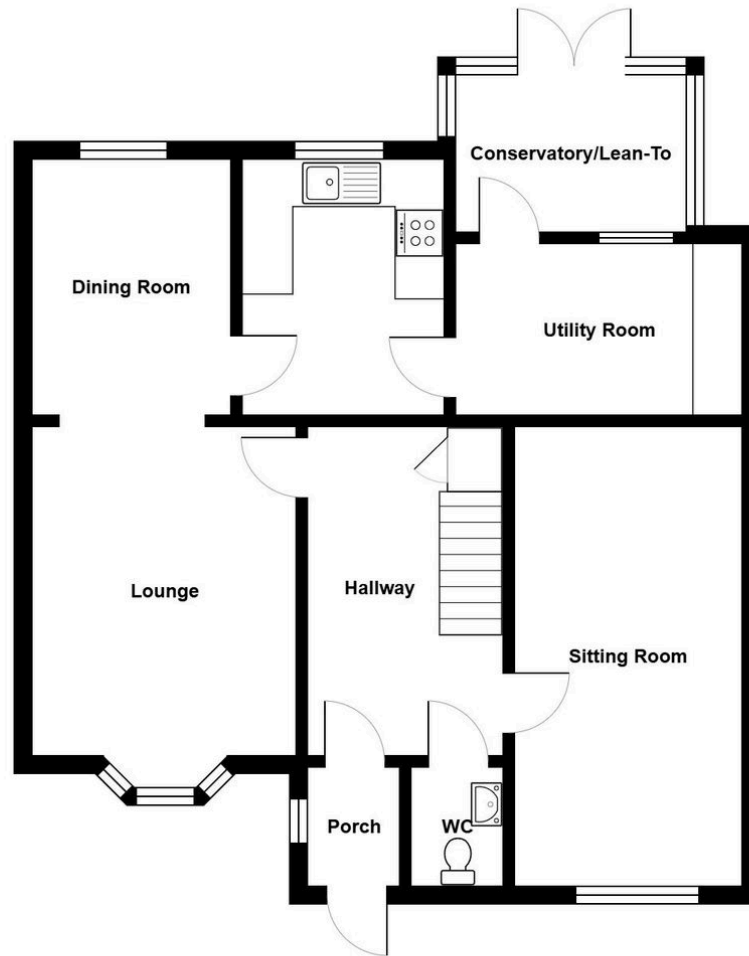
Freehold

## Broadband/Mobile Phone Coverage

We are advised that ultrafast broadband and mobile phone coverage is available in this area.

## Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



### Address

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Ammanford, SA18 3AF

### Office Contact

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