



17 Parc Pencrug, Llandeilo, Llandeilo, SA19 6RZ

Offers in the region of £375,000

NO ONWARD CHAIN

We are delighted to offer for sale this well presented detached house located in the popular market town of Llandeilo close to local amenities including schools, shops and public houses. Accommodation comprises entrance hall, lounge, kitchen, utility room, dining room, 4 bedrooms one with en suite and family bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, integral garage and enclosed garden.

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor, under stairs storage, wood floor, upright radiator, coved ceiling and uPVC double glazed window to front.

Lounge

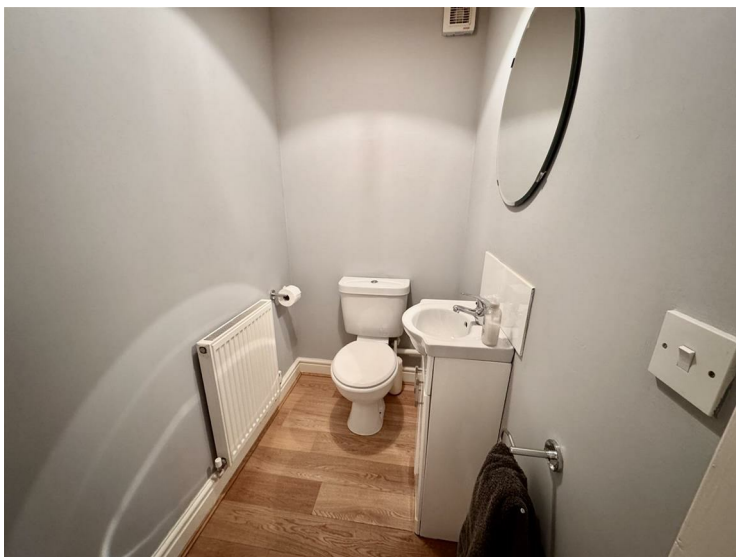
14'4" red to 12'4" x 11'11" (4.39 red to 3.78 x 3.64)



with electric fire in feature surround, radiator, wood floor and 2 uPVC double glazed window to front.

Downstairs WC

3'9" x 5'4" (1.16 x 1.64)



with low level flush WC, vanity wash hand basin with cupboards under, radiator, part tiled walls, wood floor, coved ceiling and extractor fan.

Kitchen

8'9" x 17'8" (2.69 x 5.41)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over and double oven under, integrated dishwasher, part tiled walls, tiled floor, upright radiator and heated towel rail, coved ceiling, downlights and uPVC double glazed window to rear and double doors to

Dining Room

9'7" x 7'6" (2.93 x 2.30)



with hatch to roof space, tiled floor, radiator, coved ceiling and uPVC double glazed window to rear and French doors to side.

Utility Room

3'8" x 5'7" (1.14 x 1.71)



with work surface, plumbing for automatic washing machine, tiled floor, radiator and coved ceiling.

First Floor

Landing

with hatch to roof space, built in cupboard with shelving and hanging rail, radiator and coved ceiling.

Bedroom 1

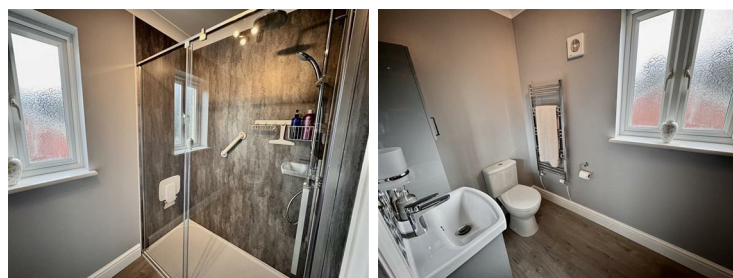
13'0" x 10'8" (3.98 x 3.27)



with fitted wardrobes, 2 radiators, coved ceiling and uPVC double glazed window to front.

En Suite

4'6" x 10'7" (1.38 x 3.25)



with low level flush WC, vanity wash hand basin with cupboards under, storage cupboards, walk in shower enclosure with dual head mains shower, laminate floor, part tiled walls, heated towel rail, extractor fan, coved ceiling and uPVC double glazed window to rear.

Bedroom 2

11'11" red to 9'10" x 11'8" (3.64 red to 3.01 x 3.57)



with radiator, coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 3

8'8" x 9'9" (2.66 x 2.98)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 4

8'9" x 7'7" (2.67 x 2.33)



with radiator, coved ceiling and uPVC double glazed window to rear.

Bathroom

6'7" x 8'7" red to 5'10" (2.03 x 2.64 red to 1.80)



with low level flush WC, vanity wash hand basin with cupboards under, storage cupboards, panelled bath with dual head main shower over and glass screen, Respatex walls, laminate floor, extractor fan, shaver light, heated towel rail, coved ceiling and uPVC double glazed window to side.

Integral Garage

17'11" x 10'8" (5.48 x 3.26)

with electric roller door, wall mounted boiler providing domestic hot water and central heating, power and light connected and uPVC double glazed window to rear.

Outside



with tarmac and patio drive to front, gravelled gardens to front, side access to rear garden with decked area, gravelled garden, flower beds, mature shrubs and trees, lawned garden and composite decked area.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band E

NOTE

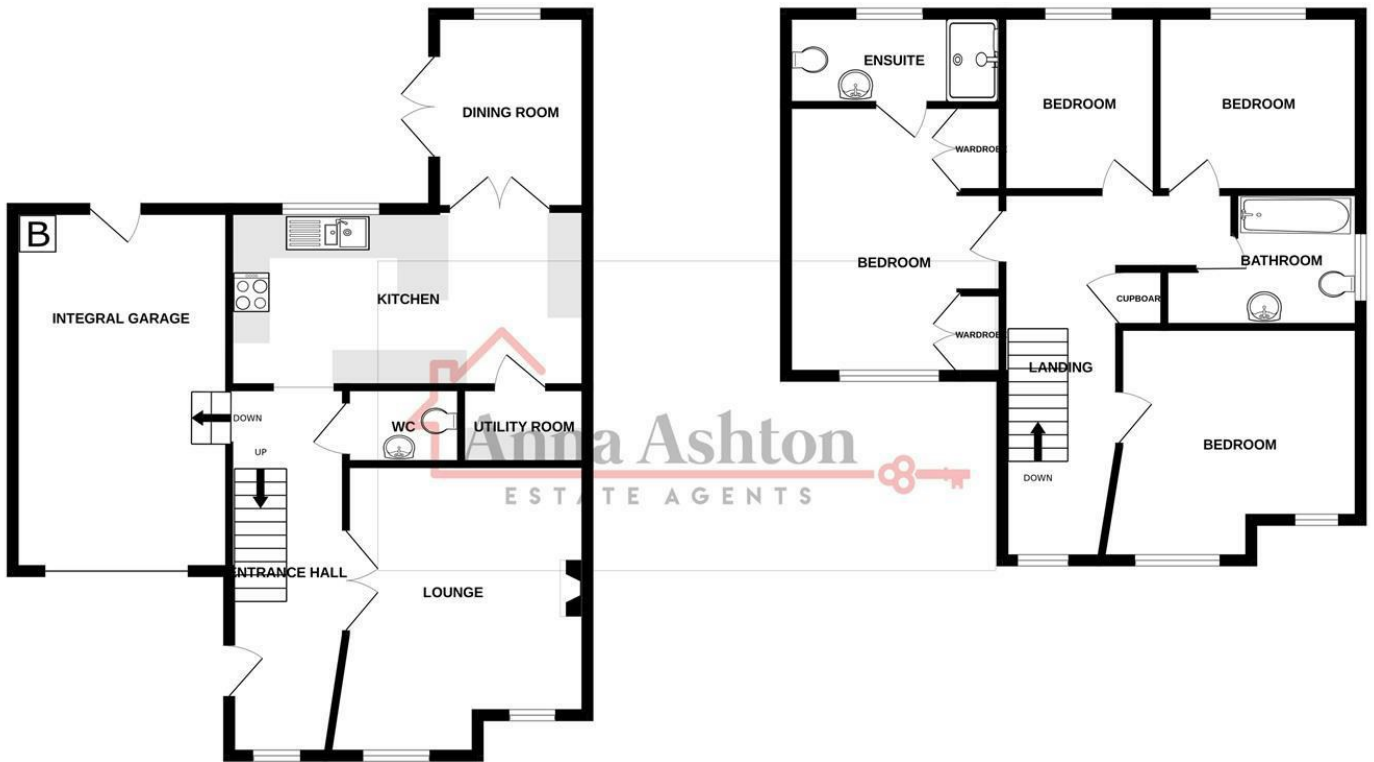
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on College Street and travel approximately 7 miles to the town of Llandeilo. Proceed through the town then at the cross roads turn left. Follow the road up the hill and round the bend then turn third right into Lon Rhys. Continue to the roundabout then turn left and proceed down the hill and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.