



4 Pantycelyn, Llwynhendy, Llanelli, SA14 9BS

Offers Over £115,000

This three-bedroom semi-detached property is an ex-local authority home, offering a great opportunity for those seeking an affordable first home. The ground floor of the property features an entrance hall, lounge, and a kitchen/dining room, providing ample space for everyday living and dining.

On the first floor, you will find three bedrooms, accommodating the needs of a growing family or individuals requiring extra space. The property also includes a shower room. The property offers off-road parking to the front and a rear garden.

Conveniently located, the property benefits from its proximity to the M4 motorway, allowing for easy commuting and Trostre retail park, schools, and other amenities are also within reach. Offered for sale with no chain, this property presents an excellent opportunity for first-time buyers looking to enter the property market.

The Accommodation Comprises

Ground Floor

Hall

Entered via double glazed door to front, laminate flooring, staircase to first floor, radiator.

Lounge 12'1" x 13'10" (3.69m x 4.21m)



Double glazed window to front, laminate flooring, dado rail, radiator.

Kitchen/Dining Room 8'6" x 21'0" (2.60m x 6.40m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and cooker, two double glazed windows to rear, part laminate flooring and part tiled flooring, double glazed door to side, radiator.

First Floor

Landing

Double glazed window to side, access to loft, radiator.

Bedroom 1 12'2" x 12'1" (3.70m x 3.69m)



Double glazed window to front, built-in storage cupboard with hanging space, storage cupboard with wall mounted gas combination boiler, radiator.

Bedroom 2 8'6" x 13'10" (2.60m x 4.21m)



Double glazed window to rear, storage cupboard, radiator.

Bedroom 3 9'3" x 8'7" (2.81m x 2.61m)



Double glazed window to front, radiator.

Shower Room



Three piece suite comprising double shower cubicle, wash hand basin and WC. Frosted double glazed window to rear, radiator.

External

To the front of the property is a lawned garden and driveway with side access to the rear garden.

There is a rear garden with a garden shed.

Agents Note

The property is steel construction.

Tenure - Freehold

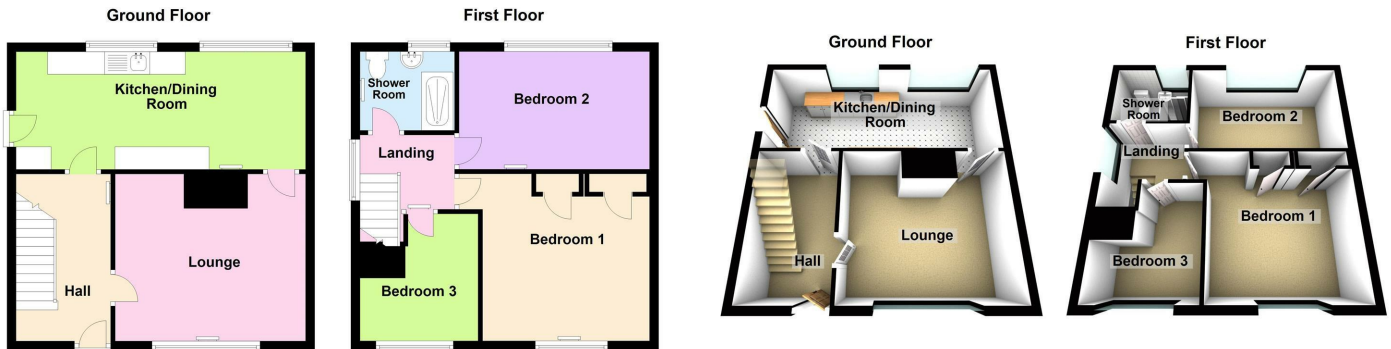
Council Tax Band -B Annual Price £1,384 (min)

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 4 Mbps Superfast 80 Mbps

Satellite / Fibre TV Availability - BT Sky

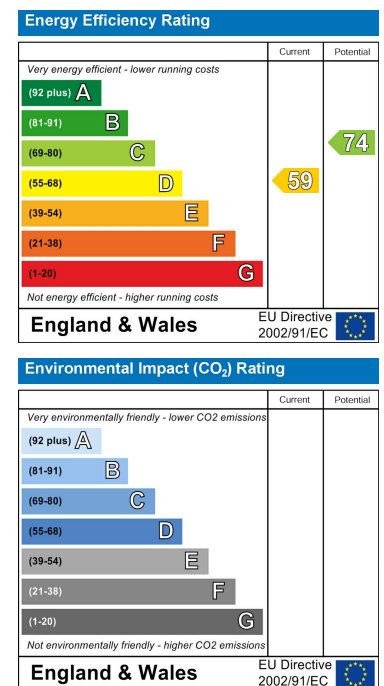
Floor Plan



Area Map



Energy Efficiency Graph



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