



59 Parc Morlais, Llangennech, Llanelli, SA14 8XZ

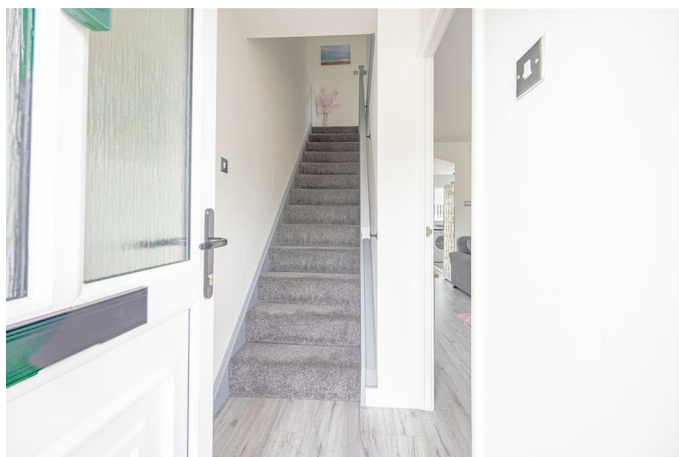
£200,000

Nestled in the charming development of Parc Morlais, Llangennech, this semi-detached house offers a delightful living opportunity. Boasting a well-presented interior, this beautiful home features one lounge, open plan to the kitchen/dining room, three cosy bedrooms, and a modern bathroom. Convenience is key with parking available for two vehicles, making coming home a breeze. The Village itself is a gem, with a local school, shop, and restaurant just a stone's throw away. For those who need to commute, the proximity to the M4 motorway is a definite plus, ensuring easy access for daily travel. If you're seeking a property where you can simply unpack and settle in, this could be the one for you. With its inviting atmosphere and practical layout, this home is ready and waiting for its new owners to make it their own. Don't miss out on the opportunity to experience the warmth and comfort this lovely abode has to offer. A viewing is highly recommended to truly appreciate all that this property has in store.

The Accommodation Comprises

Ground Floor

Hall



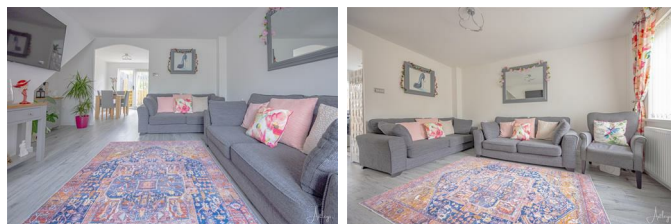
Entered via door to front, staircase to first floor, radiator.

Lounge 14'5" x 14'10" (4.39m x 4.51m)



The lounge is a bright and inviting space, featuring a double glazed window to the front that fills the room with natural light, radiator and laminate flooring. Seamlessly flows into the open-plan kitchen and dining room, creating a spacious and cohesive living area perfect for both relaxation and entertaining.

Another Aspect Of The Lounge



Kitchen/Dining Room 10'4" x 14'10" (3.15m x 4.51m)



The newly fitted modern kitchen boasts an array of base and eye-level units, offering ample storage and worktop space. It features a sleek sink unit, plumbing for a washing machine, and designated space for a fridge/freezer. The kitchen is equipped with a built-in electric oven and a four-ring electric hob, complete with an extractor hood overhead. A double glazed window to the rear ensures plenty of natural light, while the wall-mounted boiler is conveniently positioned with matching doors. Sliding doors lead to the rear patio, seamlessly blending indoor and outdoor living spaces.

Another Aspect Of The Kitchen/Dining Room



Another Aspect Of The Kitchen/Dining Room

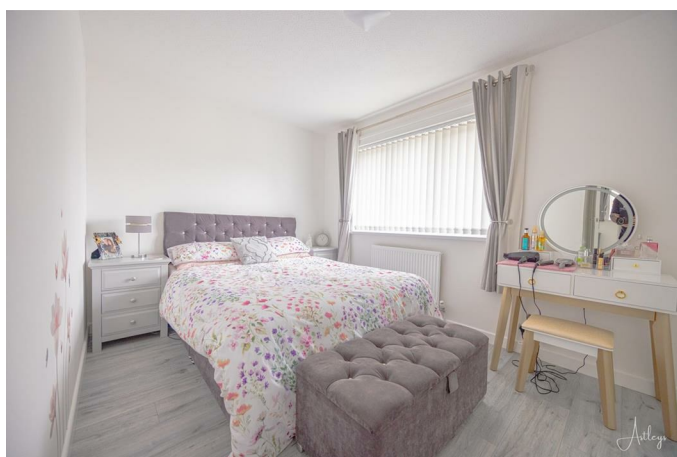


First Floor

Landing

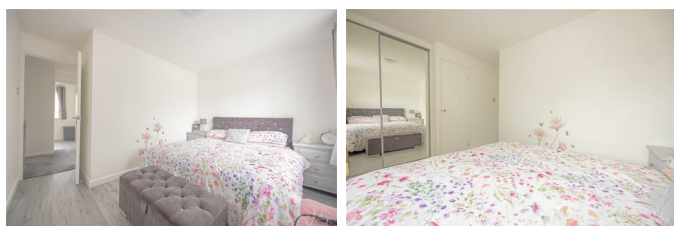
Access to loft, open plan, door to:

Bedroom 1 9'6" x 14'10" (2.89m x 4.51m)



Double glazed window to front, built-in mirror fronted wardrobes, storage cupboard, laminate flooring, radiator.

Another Aspect Bedroom 1



Bedroom 2 9'1" x 7'5" (2.78m x 2.25m)



Double glazed window to rear, laminate flooring, radiator.

Bedroom 3 7'10" x 7'4" (2.39m x 2.23m)



Double glazed window to rear, laminate flooring, radiator.

Shower Room



The newly fitted shower room features a stylish three-piece suite, comprising a generously sized, tiled double shower cubicle, a modern wash hand basin, and a sleek WC. The walls are fully tiled, creating a clean and contemporary look. A frosted double-glazed window to the side ensures privacy while allowing natural light to fill the space. The room also includes a heated towel rail for added comfort and convenience,

and the tiled flooring provides a durable and easy-to-clean surface, completing this elegant and functional bathroom design.

External



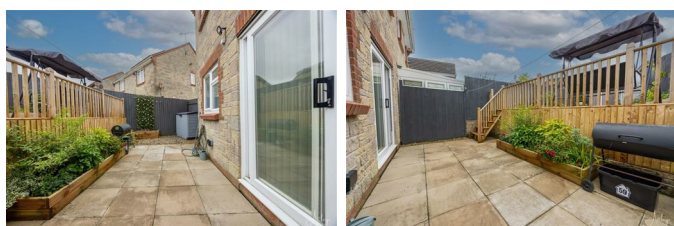
To the front of the property is a pathway leading to the front door with gravelled shrub beds. To the side is a driveway for 2 cars with gated access taking you to the rear garden.

The rear garden is enclosed with patio doors leading out from the kitchen/dining room to a paved patio with raised flowers beds and steps taking you up the terrace to a decking patio and a further gravelled garden with flower/shrub beds.

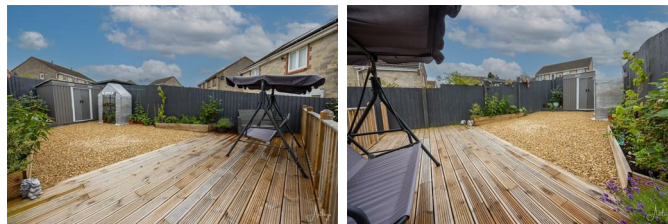
Front Aspect



Rear Garden



Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water/Water Meter.

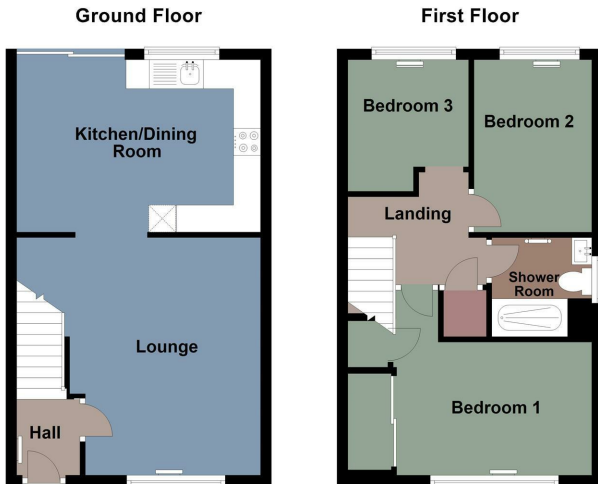
Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 12 Mbps Superfast 80 Mbps Ultrafast

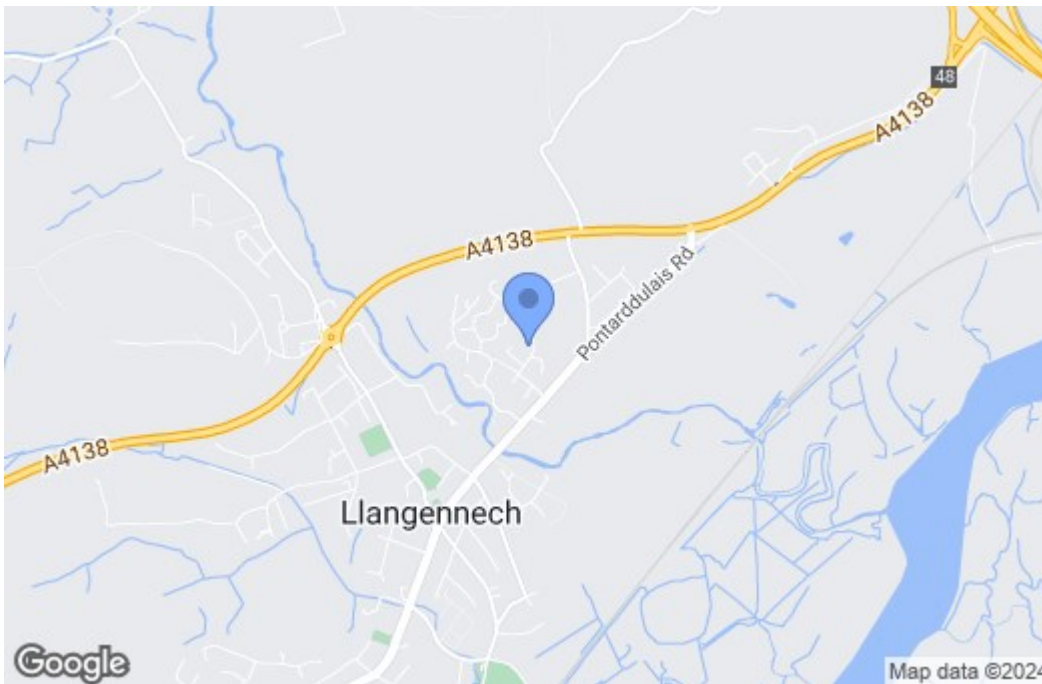
1000 Mbps

Satellite / Fibre TV Availability -BT Sky

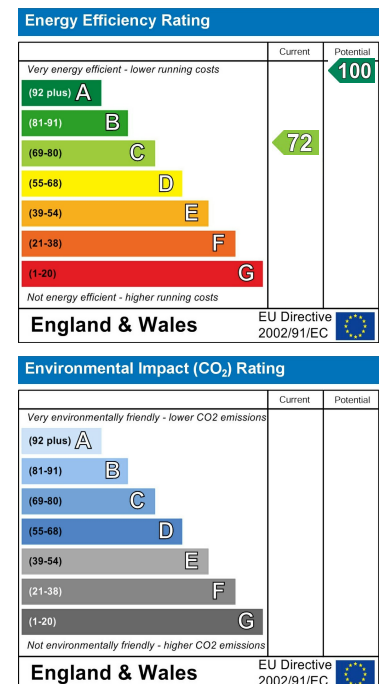
Floor Plan



Area Map



Energy Efficiency Graph



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