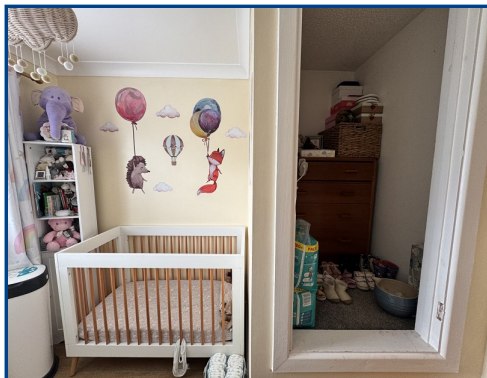
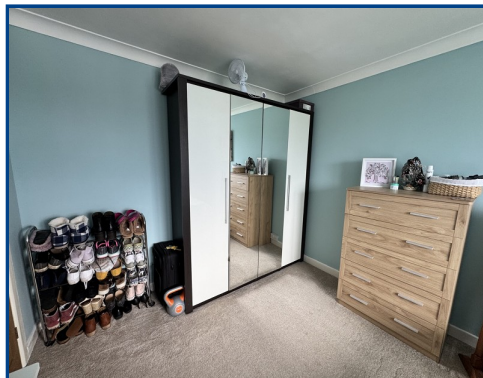




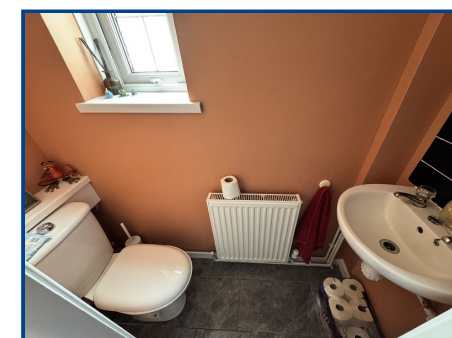
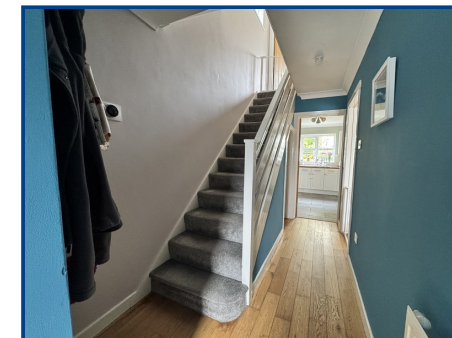
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**53 Erw Non
Llannon
Llanelli
Carmarthenshire
SA14 6BL**

Price **£240,000**



- Three bedroom detached property
- Lounge, reception room
- Kitchen, dining area
- Bathroom, WC
- Upvc glazing
- Oil fired central heating
- Rear garden, garden room
- Driveway



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

We have the pleasure in offering for sale this three bedroom detached property located in the village of Llannon close to local amenities in the village of Tumble including public houses, restaurants, shops and primary school and Mynydd Mawr Woodland Park. The property is approximately 3.5 miles to Cross Hands and its amenities including a retail park and access links to the M4.

EPC Rating: D58

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Erw Non, Llannon, Llanelli, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this three bedroom detached property located in the village of Llannon close to local amenities in the village of Tumble including public houses, restaurants, shops and primary school and Mynydd Mawr Woodland Park. The property is approximately 3.5 miles to Cross Hands and its amenities including a retail park and access links to the M4. The property is approximately 6 miles from Llanelli and its wider available amenities.

The accommodation briefly comprises hallway, WC, lounge, kitchen, dining area, reception room, bathroom and three bedrooms.

The property benefits from Upvc glazing, oil fired central heating, rear garden, garden room, and a driveway for off road parking.

Upvc glazed door to

Hall

Radiator, coved ceiling, hard wired smoke alarm, under stairs storage, telephone point.

W.C. (5' 11" x 2' 2") or (1.81m x 0.66m)

Upvc glazed window to side, radiator, coved ceiling, tiled floor, close coupled WC, wash hand basin.

Kitchen Area (18' 7" x 10' 6" Max) or (5.66m x 3.21m Max)

Upvc glazed door to side, two upvc glazed windows to rear, radiator, coved ceiling, tiled floor, fitted wall and base units, work surface, tiled splash back, ceramic sink unit with mixer tap, electric oven, electric hob with extractor fan over, plumbing for automatic washing machine.

Dining Area (10' 6" x 7' 11") or (3.19m x 2.42m)

Upvc glazed patio doors to rear, radiator, coved ceiling.

Reception Room. (17' 1" x 9' 1") or (5.21m x 2.76m)

Upvc glazed window to front and side, radiator, coved ceiling, hard wired smoke alarm, hatch to roof space, Worcester oil fired boiler controlling domestic hot water and central heating.

Lounge (13' 6" x 10' 7") or (4.12m x 3.22m)

Upvc glazed window to front, radiator, coved ceiling, TV point, telephone point.

Landing

Upvc glazed window to side, coved ceiling, hatch to roof space, hard wired smoke alarm.

Bathroom (7' 5" x 7' 0") or (2.25m x 2.14m)

Upvc glazed window to rear, towel radiator, coved ceiling, three down lights, tiled floor, part tiled walls, low level WC, pedestal wash hand basin, bath with shower over, extractor fan.

Bedroom 2 (10' 7" x 8' 10") or (3.22m x 2.69m)

Upvc glazed window to rear, radiator, coved ceiling.

Bedroom 1 (9' 2" x 13' 7") or (2.79m x 4.14m)

Upvc glazed window to front, radiator, coved ceiling.

Bedroom 3 (7' 1" Max x 5' 10" Min) or (2.17m Max x 1.77m Min)

Upvc glazed window to front, radiator, coved ceiling, storage space.

Outside

Driveway to front.
Footpath to side for access to rear.
Steps up to patio and lawned area.
Garden room.

Broadband and Mobile phone

There is Superfast broadband available in the area.

There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains drainage

Council Tax

D

Directions

Leave Cross Hands on Bethania Road, following the road to the A476. Take a right on Heol Morlais into Erw Non estate. On entering the estate, follow the road to the right and take a right again where the property can be found on the left hand side.

