



**47 Cleviston Park, Llangennech, Llanelli, SA14 9UP**

**Offers in the region of £269,950**

- Detached Bungalow
- 2 reception rooms
- Solar Panels
- Off road parking
- Far reaching views
- 3 Bedrooms
- uPVC double glazing
- Air Source Heat pump
- Large garden
- Viewing highly recommended

## Ground floor

### Garage

21 x 10'5 (6.40m x 3.18m)  
with an up and over door

### First Floor

with uPVC double glazed entrance door  
leading to

### Porch

5'2" x 5'10" (1.59 x 1.79)



with radiator.

### Sitting Area

8'11" x 17'11" (2.72 x 5.48 )



with radiator, textured and coved ceiling

## Lounge

15'4" x 10'10" (4.68 x 3.32)



with steps leading down, electric fireplace,  
textured and coved ceiling, radiator and  
uPVC double glazed bay window to front

## Conservatory

9'11" x 12'10" (3.04 x 3.92 )



with radiator, uPVC double glazed windows  
to front and French doors to side

## Kitchen

9'4" x 12'1" (2.87 x 3.70 )



with base and wall units, display cabinets, wine rack, one and a half bowl sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic dish washer, part tiled walls, tiled floor, radiator and uPVC double glazed door to rear

## Utility

8'9" x 10'2" (2.68 x 3.10 )



with base units, plumbing for automatic washing machine, radiator, uPVC double glazed window to side and door to rear

## Hallway

with hatch to roof space and airing cupboard

## Bedroom 1

13'9" x 10'11" (4.21 x 3.34 )



with radiator, coved ceiling, built in wardrobe, uPVC double glazed patio door leading to outside balcony

## Bedroom 2

11'0" x 9'2" (3.37 x 2.81 )



with radiator and uPVC double glazed window to rear

### Bedroom 3

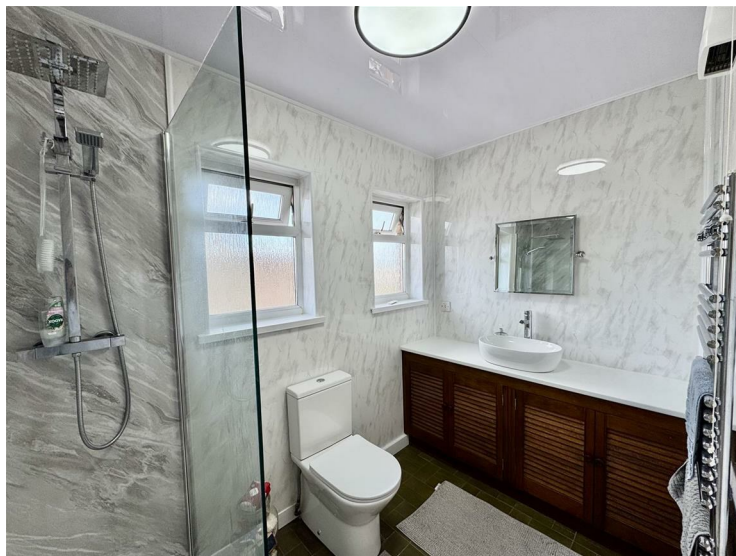
11'0" x 7'10" (3.36 x 2.39 )



with radiator, built in cupboard and uPVC double glazed window to rear

### Shower room

8'7" x 5'5" (2.63 x 1.67 )



with low level flush WC, vanity wash hand basin with cupboard under, walk in shower with mains shower, heated towel rail and two uPVC double glazed windows to side

### Outside



with off road parking to front leading to garage, steps to side leading to entrance and side garden.

To side lawned tiered garden, patio area, gravelled area and two keter sheds.

Further lawned garden and paved patio area to rear. Far reaching views.

### Material Information

#### UTILITIES:

Electricity Supply:Solar panels

Water Supply:Mains

Sewerage:Mains

Heating: Air source heat pump

Broad Band Speed: Download - 1800 Mbps, Upload 220 Mbps

Mobile coverage: EE 76%, Three 73%, Vodafone 73%, O2 57%

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements:

Restrictions:

### Council Tax

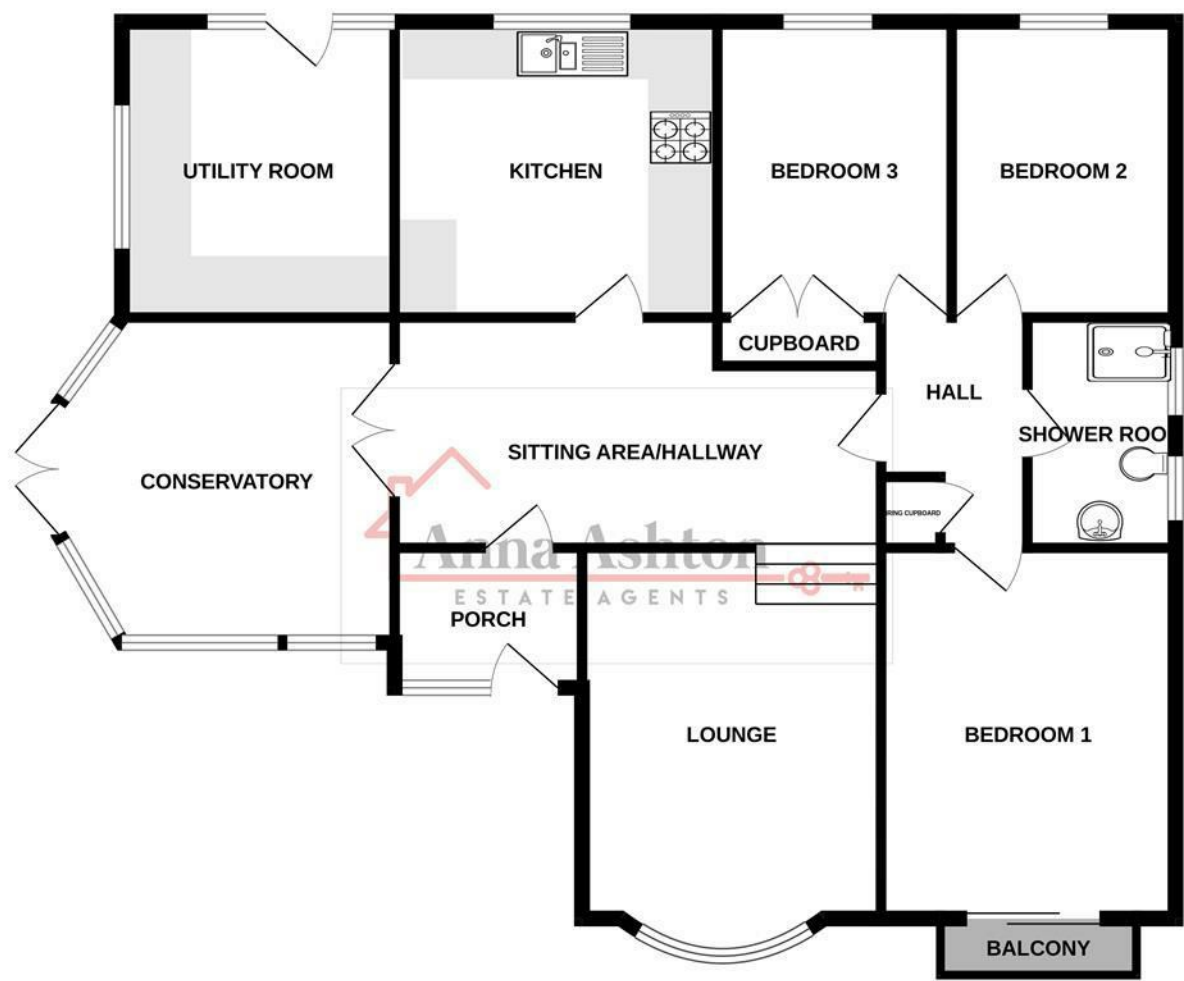
Band D

### NOTE

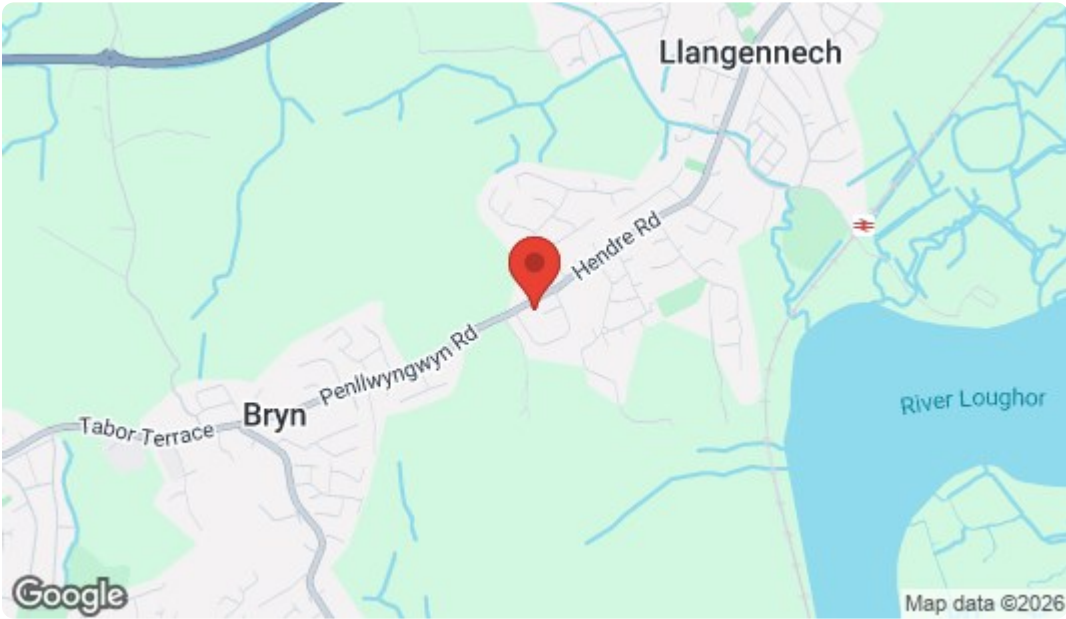
All internal photographs are taken with a wide angle lens.

### Directions

GROUND 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 |         |           |
| England & Wales                             | 80      | 83        |
| EU Directive 2002/91/EC                     |         |           |

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