



1 Erw Non, Llannon, Llanelli, SA14 6BH

Offers In Region Of £249,950



Calow Evans
Estate Agents

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1 Erw Non, Llannon, Llanelli, SA14 6BH

Situated in the desirable semi-rural village of Llannon, this spacious four-bedroom detached property offers an ideal family home with well-proportioned accommodation throughout. The ground floor features three versatile reception rooms, a conservatory, and a generous kitchen-diner. A convenient ground floor cloakroom is also provided. Upstairs, the property offers four well-sized bedrooms, along with a family bathroom and en-suite facilities. Additional benefits include electric heating and leased solar panels. Externally, the property provides ample parking to the front and a fully enclosed rear garden enjoying attractive mountain views.

Llannon is a popular semi-rural village in Carmarthenshire, ideally located between Tumble and Swiss Valley. The village offers a peaceful countryside setting while still being within easy reach of the larger town of Llanelli.





Accommodation:

Entrance Hall

Laminate flooring, radiator, built-in cupboards.

Lounge

4.14m x 3.12m (13'7" x 10'3"/9'3")

Double glazed bay window to front, vertical radiator, laminate flooring, log burner effect electric fire set in fireplace, opening to:





Dining Room

3.2m x 2.46m (10'6" x 8'1")

Decorative dado rail to halfway, radiator.

Conservatory

2.92m x 2.57m (9'7" x 8'5")

Double glazed French doors to rear, double glazed windows, log burner with a tiled hearth.

Kitchen

3.2m x 2.44m (10'6"/9'5" x 8'0")

Double glazed window to rear, fitted with a range of wall & base units, space for Rangemaster-style oven, plumbing for dishwasher, sink & draining board unit, opening to:

Dining/Breakfast Room

3.35m x 2.72m (11'0" x 8'11")

Double glazed French doors to rear, laminate flooring, radiator, door to

Utility Room

Plumbing for washing machine, door to:

Cloakroom

WC, wash hand basin, wall-mounted electric boiler providing domestic hot water & central heating.

First Floor Landing

Storage cupboard.

Bedroom One

5.64m x 3.63m (18'6" x 11'11"/7'11")

Double glazed window to front, radiator, door to:

Ensuite

2.74m x 1.68m (9'0" x 5'6")

Double glazed window to rear, radiator, suite comprising walk-in shower with mains shower, WC & wash hand basin in vanity unit.





Bedroom Two

4.17m x 2.79m (13'8" x 9'2")

Double glazed window to front, radiator.

Bedroom Three

3.2m x 2.69m (10'6" x 8'10")

Double glazed window to rear, radiator.

Bedroom Four

2.72m x 2.21m (8'11" x 7'3")

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, heated towel rail, suite comprising panelled bath with rain shower over, WC, wash hand basin in vanity unit.

Externally

Tarmacadam driveway to the front providing ample parking, side pedestrian access to an enclosed rear garden laid to lawn, paved patio area, mountain views.

Services

We are advised that mains services are connected. Electric heating. Leased solar panels, more information available upon request.

Tenure

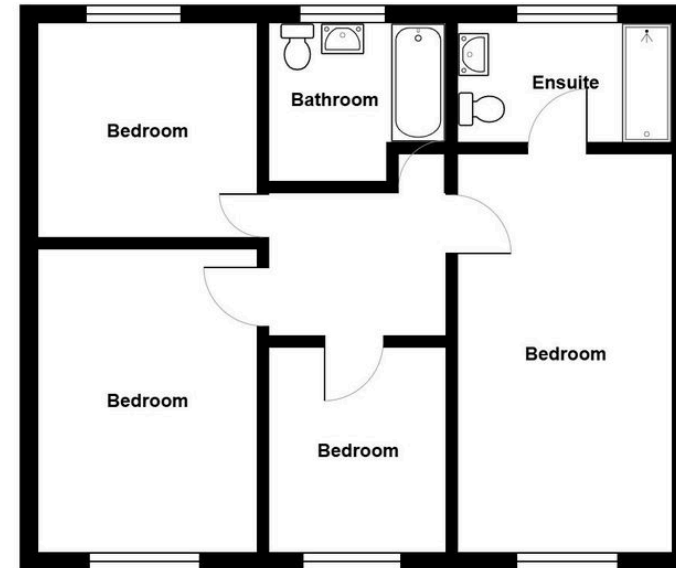
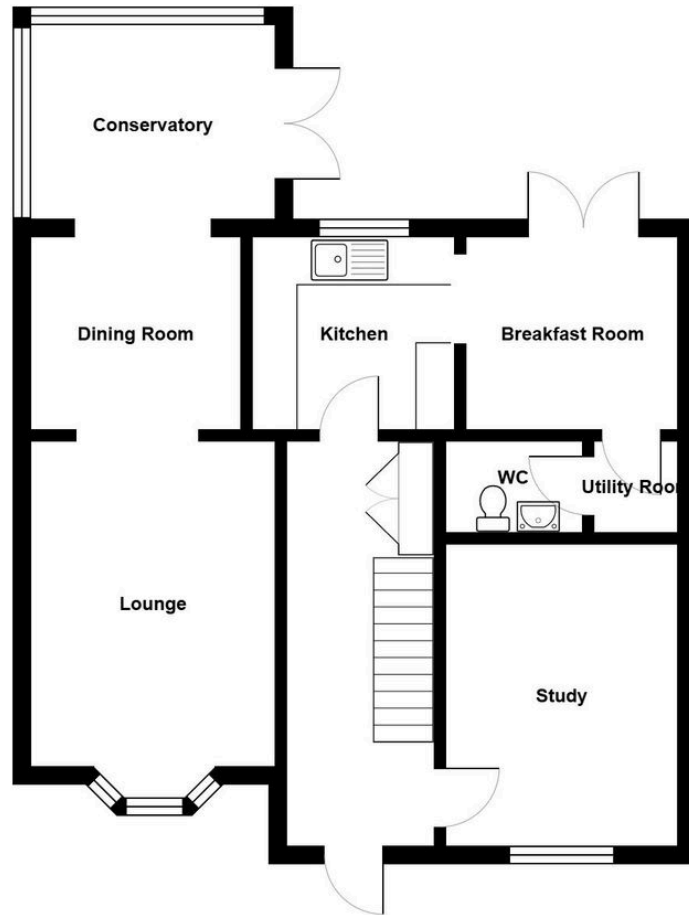
Freehold

Council Tax

Band D

Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.



All measurements are approximate and for display purposes only



Address

38 College Street,
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Office Contact

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