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**NIGHTINGALE COURT, LLANELLI, SA15 1HU**  
**£115,000**



This recently refurbished well presented BUNGALOW is situated in the popular Coedcae area of Llanelli and briefly comprises Entrance Hallway, Kitchen, Lounge, TWO Bedrooms and Shower Room. Externally the property has Gardens to the front and rear with Driveway and Carport to side.

**VIEWING IS AN ABSOLUTE MUST TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER.**

**ENTRANCE**

UPVC door with double glazed obscure glass panel into:

**HALLWAY**

Textured ceiling, two smoke detectors, radiator, wall mounted gas "Ideal" boiler, BT telephone point, loft access, airing cupboard housing hot water tank and shelving.

**KITCHEN 2.483m X 2.405m (8'2" X 7'11")**

Textured ceiling, uPVC double glazed window to front, walls tiled to splash back, wall mounted central heating controls, vinyl tile effect flooring, fitted with a range of wall and base units with complementary work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, built in electric oven with four ring electric hob and extractor fan over, built in wine rack.

**LOUNGE 5.053m max X 3.185m max (16'7" max X 10'6" max)**

Coved and textured ceiling, smoke detector, wall mounted thermostat, television aerial point, uPVC double glazed window to rear, uPVC double glazed sliding patio doors to rear, radiator.

**SHOWER ROOM**

Textured ceiling, extractor fan, uPVC double glazed obscure glass window to front, majority tiled walls, vinyl non-slip flooring, wall mounted light, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and disabled access shower with overhead shower within and seat.

**BEDROOM ONE 3.390m X 2.937m (11'1" X 9'8")**

Textured ceiling, uPVC double glazed window to rear, radiator, television aerial point, BT telephone point.

**BEDROOM TWO 2.507m X 2.396m (8'3" X 7'10")**

Textured ceiling, uPVC double glazed window to front, radiator.

**EXTERNAL**

To the front of the property there is a garden laid to lawn, paved path leading to entrance door, external light, driveway for two vehicles and carport, gated pedestrian access to rear.

To the rear of the property there is an enclosed garden laid to lawn with paved patio areas, wooden construction storage shed, gated pedestrian access to driveway.

**DIRECTIONS**

Proceed left from the office heading for Asda roundabout, follow the road towards the East Gate Development and at the roundabout take the 3rd exit to the next roundabout, take the 2nd exit, continue to the mini roundabout, continue straight on past the Petrol Station on your right, after the pedestrian crossing take the 1st turning right onto Coedcae Road, continue along the road and take the 2nd left into Nightingale Court, proceed down the road towards the residential home, the driveway for the property is directly in front of you.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** TBC

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01554 784 400