



Dawsons

estate agents



Llynhendy Road, Llynhendy, Llanelli, SA14 9DP

SEMI DETACHED HOUSE within the LLWYNHENDY area of Llanelli, with all local amenities close by and good road links to Llanelli and Swansea. The property within requires some internal modernisation and briefly comprises: Entrance Hallway, Lounge/Dining Room, Kitchen/Breakfast Room and Rear Porch to the Ground Floor with THREE Bedrooms and Bathroom to the First Floor. Externally there is a Front Forecourt and a Rear Garden.

VIEWING IS A MUST TO FULLY APPRECIATE.

£95,000

11 Murray Street, Llanelli, SA15 1AQ
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ENTRANCE

Wooden door with top pane into:

VESTIBULE

Papered ceiling, tiled flooring, wooden door with glass panel into;

HALLWAY

Papered ceiling, smoke detector, stairs to first floor, radiator, telephone point.

LOUNGE/DINING ROOM 6.595m x 3.383m (21'8" x 11'1")

Coved and papered ceiling, uPVC double glazed windows to front, side and rear, two radiators, television aerial point, gas fire set on marble effect hearth with brick feature surround and wooden mantle.

KITCHEN/BREAKFAST ROOM

4.812m x 2.551m max (15'9" x 8'4" max)

Textured ceiling, uPVC double glazed window to rear, tiled flooring, partially tiled walls, radiator, uPVC double glazed window to side, door into understairs storage cupboard, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for free standing cooker, space for fridge freezer, plumbing for washing machine, door into:

REAR PORCH

UPVC double glazed window to side with obscure glass, uPVC double glazed window to front with obscure glass, doorway to lower floor WC with uPVC double glazed obscure glass window to rear.

FIRST FLOOR LANDING

Split level, papered ceiling, smoke detector, loft access, dado rail.

BEDROOM ONE 4.664m x 3.023m (15'3" x 9'11")

Coved and papered ceiling, two uPVC double glazed windows to front.

BEDROOM TWO 3.470m x 2.843m (11'5" x 9'4")

UPVC double glazed window to rear, telephone point.

BATHROOM

Textured ceiling, uPVC double glazed obscure glass window to side, half tiled walls, radiator, fitted with a three piece suite comprising WC, pedestal wash hand basin and bath.

BEDROOM THREE

Textured ceiling, airing cupboard housing wall mounted central heating boiler, uPVC double glazed window to rear.

EXTERNAL

FRONT

Enclosed forecourt with footpath to entrance door, side pedestrian access to rear garden.

REAR

Rear garden mainly laid to lawn, two solid construction out buildings, external tap.

DIRECTIONS

From our office in Murray Street proceed past Asda and the bus station and at the roundabout take the third exit sign posted Swansea, at the next roundabout take the second exit onto Frondeg Terrace, continue onto Capel Isaf Road and onto Glyncoed Terrace. At the lights go straight onto Llandafen Road, keep right at the lights onto Pemberton Road and continue past the Avenue shops where the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

