



Hendre Park, Llangennech, Llanelli, SA14 8UP  
**£145,000**

Situated in the ever popular village of LLANGENNECH, with good road links to Llanelli Town Centre, Retail Parks and M4 and with all local amenities close to hand, this DETACHED BUNGALOW benefits from distant views over the Estuary to the rear and offers spacious accommodation comprising: Entrance Hallway, Storage Room, Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room, TWO Double Bedrooms and Bathroom. Externally there are Front and Rear Gardens, DRIVEWAY for THREE vehicles and GARAGE. VIEWING IS ESSENTIAL TO APPRECIATE. NO ONWARDS CHAIN.

£145,000



#### ENTRANCE

UPVC door with double glazed obscure glass panels and matching side panels into:

#### HALLWAY

Coved and textured ceiling, loft access, BT telephone point, two smoke detectors, radiator, thermostat, door into airing cupboard housing hot water tank and shelving.

#### STORAGE ROOM 1.903m X 0.988m (6'3" X 3'3")

Textured ceiling, uPVC double glazed obscure glass window to side.

#### LOUNGE/DINING ROOM 7.105m X 3.958m (23'4" X 13'0")

Coved and textured ceiling, uPVC double glazed window to front, uPVC double glazed window to rear, two radiators, television aerial point, gas fire set on tiled hearth and inset with marble effect and wooden surround, serving hatch into Kitchen, carbon monoxide detector.

#### KITCHEN/BREAKFAST ROOM 2.880m X 2.869m (9'5" X 9'5")

Textured ceiling, uPVC double glazed window to rear into Utility Porch with views over the village of Llangennech and the Estuary, uPVC door to rear into Utility Porch, tiled walls, radiator, serving hatch into Dining Area, fitted with a range of wall and base units with complementary work surface over, stainless steel sink and drainer with mixer tap, space for fridge freezer, space for gas cooker, space for table and chairs.

#### UTILITY PORCH 2.379m X 1.263m (7'10" X 4'2")

UPVC and brick construction, textured ceiling, uPVC door to side with obscure glass, uPVC double glazed windows to rear and side with views over the village of Llangennech and the Estuary, plumbing for washing machine, space for tumble dryer.

#### BEDROOM ONE 3.955m X 3.597m (13'0" X 11'10")

Coved and textured ceiling, uPVC double glazed window to front, radiator.

#### BATHROOM 3.234m X 2.055m (10'7" X 6'9")

Coved and textured ceiling, uPVC double glazed obscure glass window to side, tiled walls, vinyl tile effect flooring, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath.

#### BEDROOM TWO 4.803m X 2.579m (15'9" X 8'6")

Coved and textured ceiling, uPVC double glazed window to rear with views over the village of Llangennech and the Estuary, radiator.

#### EXTERNAL

To the front of the property there is a garden laid to lawn with paved patio area, driveway with space for approximately three vehicles leading to garage, pedestrian path leading to rear garden to both sides of the property. To the rear of the property there is a garden mainly laid to lawn with raised patio area, benefiting from views over the village of Llangennech and the Estuary, planted with mature shrubs, trees and plants, uPVC pedestrian door into Garage, pedestrian path leading to front garden.

#### GARAGE

Up and over door, uPVC door to side, uPVC window to rear with obscure glass.

#### DIRECTIONS

Proceed left from the office, pass Asda and take the 2nd turning off the round about heading for Swansea, take the 3rd exit off the next roundabout and proceed to Trostre roundabout. Take the 1st exit. At the lights by the Premier Inn turn right and follow the signs for Llangennech onto Penllwyngwyn Rd then onto Hendre Rd. Take the turning left into Hendre Park where the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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

