



Harries Lane, Llanelli, SA15 3HB

This SPACIOUS DETACHED family home is situated in a much SOUGHT AFTER LOCATION on the outskirts of Llanelli Town Centre. The ample accommodation within comprises: Entrance Hallway, Cloakroom, Study, Lounge, Family Room, Sitting Room, Kitchen/Dining Room, Utility Room and Integral GARAGE to the Ground Floor with a Galleried Landing, FOUR Bedrooms (TWO with EN-SUITE facilities) and Family Bathroom to the First Floor. Externally there is an electric gated entrance with DRIVEWAY to the Front and an Enclosed Rear Garden.

VIEWING A MUST TO APPRECIATE THE SIZE AND LOCATION OF THIS PROPERTY.

Offers In Excess Of £294,450

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GROUND FLOOR ENTRANCE

UPVC door with double glazed panel and matching side panel into:

HALLWAY 3.568m X 3.141m (11'9" X 10'4")

Coved and skimmed ceiling, tiled flooring, stairs to first floor, two doors into understairs storage cupboard.

STUDY 3.778m X 2.383m (12'5" X 7'10")

Coved and skimmed ceiling, uPVC double glazed box bay window to front, laminate flooring, radiator.

CLOAKROOM

Coved and skimmed ceiling with inset spotlights, tiled flooring, radiator, fitted with a two piece suite comprising low level WC, ceramic wash hand bowl with mixer tap set onto tiled base.

LOUNGE 5.529m X 3.881m (18'2" X 12'9")

Coved and skimmed ceiling with ceiling rose, uPVC double glazed window to front, radiator, electric fire set onto marble effect hearth and inset with wooden surround, television aerial point, two wall mounted lights, laminate flooring.

FAMILY ROOM 4.215m X 3.231m (13'10" X 10'7")

Coved and skimmed ceiling, laminate flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to rear, BT telephone point, television aerial point, access into Inner Hallway, opening into:

SITTING ROOM 3.667m X 2.942m (12'0" X 9'8")

Coved and skimmed ceiling with ceiling rose, laminate flooring, uPVC double glazed sliding patio doors to rear.

INNER HALLWAY

Tiled flooring, glass roof with exposed beams, uPVC double glazed french doors with matching side panels to rear, door into:

UTILITY ROOM 2.574m X 2.151m (8'5" X 7'1")

Coved and skimmed ceiling, tiled flooring, plumbing for washing machine, space for tumble dryer, built in storage with shelving.

KITCHEN/DINING ROOM 9.865m X 3.335m (32'5" X 10'11")

Skimmed ceiling, tiled flooring, step down into Kitchen from dining area, vaulted ceiling with exposed beams and inset spotlights, "Velux" window, uPVC double glazed window to side, under floor heating, fitted with a range of wall and base units with work surface over, walls tiled to splash back, one and a half bowl sink and drainer with mixer tap, built in electric oven with four ring gas hob and extractor fan over, integrated dishwasher, space for "American" style fridge freezer with log feature surround, space for table and chairs, concealed wall mounted "Vaillant" gas combination boiler, television aerial point, floor length double glazed window to side, door into:

INTEGRAL GARAGE

Electric oak up and over door, electric and light connected, uPVC pedestrian door with double glazed panel to side.

FIRST FLOOR LANDING 4.344m X 3.930m (14'3" X 12'11")

Galleried landing, coved and textured ceiling with ceiling rose, loft access, wall mounted lights, radiator, uPVC double glazed window to front, door into storage cupboard with shelving.

BEDROOM ONE 6.371m X 3.319m (20'11" X 10'11")

Coved and skimmed ceiling, two uPVC double glazed windows to front, radiator, oak flooring, inset spotlights, door into:



ENSUITE

Coved and skimmed ceiling, extractor fan, uPVC double glazed window with obscure glass to side, tiled walls, tiled flooring, heated towel rail, fitted with a three piece suite comprising low level WC, ceramic wash hand basin with mixer tap set on storage unit and double shower enclosure with overhead shower within.

BEDROOM TWO 6.394m X 4.819m (21'0" X 15'10")

Coved and skimmed ceiling, oak flooring, uPVC double glazed window to rear, radiator, vaulted ceiling with exposed beams, uPVC double glazed window to side, door into airing cupboard with shelving and hot water tank.

BATHROOM 2.922m X 2.249m (9'7" X 7'5")

Coved and textured ceiling, extractor fan, uPVC double glazed window with obscure glass to rear, half tiled walls, laminate flooring, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and bath with mixer tap.

BEDROOM THREE 3.911m X 1.990m (12'10" X 6'6")

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

BEDROOM FOUR 4.095m X 3.905m (13'5" X 12'10")

Coved and textured ceiling, uPVC double glazed window to front, radiator, glossed laminate flooring, built in wardrobe with hanging rail and shelving, door into:

ENSUITE

Coved and textured ceiling, extractor fan, uPVC double glazed window with obscure glass to side, tiled walls, tiled flooring, fitted with a three piece suite comprising low level WC, bespoke wash hand bowl with mixer tap set onto tiled base and walk in shower with overhead shower within.

EXTERNAL

To the front of the property there is an electric oak gate leading onto block paved driveway with space for approximately four vehicles leading to Integral Garage, side pedestrian access, external lights, intercom system, external mail box. To the rear of the property there is an enclosed garden with side pedestrian access, slate patio area, decked area, artificial lawned area, eight external electrical points, overhead fairy lights and nine LED up-lighters.

DIRECTIONS

From our Llanelli office on Murray Street proceed straight to the traffic lights, turn right, follow the road around to the left onto West End, turn right onto New Road, first right onto Harries Avenue and right again into Harries Lane, where the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: TBC

EPC RATING: D 62 - 69

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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.