



11 Gower View, Llanelli, SA15 3SN
£145,000

Located within a popular street within easy reach of local amenities, schools, Parc Howard and Llanelli Town Centre, this End of Terrace Property offers spacious family accommodation which has been modernised by the current vendors, whilst also maintaining some traditional features. The property within briefly comprises: Entrance Hallway, Lounge leading into Dining Room, Sitting Room and Kitchen to the Ground Floor, with Three Bedrooms and Bathroom to the First Floor. Externally there is a Front Forecourt and an Enclosed Rear Garden with Garage.

VIEWING ESSENTIAL TO APPRECIATE.

£145,000



ENTRANCE

UPVC double glazed obscure glass panel door into:

VESTIBULE

Skimmed ceiling, original tiled floor, wooden door into:

HALLWAY

Skimmed ceiling, stairs to first floor, parquetry flooring, door into:

LOUNGE 4.429m x 4.018m (14'6" x 13'2")

Papered ceiling, ceiling rose, picture rail, uPVC double glazed bay window to front, marble effect hearth with tiled back panel and wooden feature surround, radiator, opening into:

DINING ROOM 3.602m x 3.116m (11'10" x 10'3")

Papered ceiling, ceiling roses, picture rail, two recess storage cupboards, uPVC double glazed patio doors to rear, radiator.

SITTING ROOM 4.245m x 4.132m (13'11" x 13'7")

Papered ceiling, box bay window to side, parquetry flooring, plate rack, door into under stairs storage cupboard, recess storage cupboard, radiator, door into:

KITCHEN/ BREAKFAST ROOM 4.072m x 3.361m (13'4" x 11'0")

Skimmed ceiling with inset spot lights, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed obscure glass panel door to side with obscure glass top panel, tile effect vinyl flooring, fitted with a range of wall and base units with complementary work surface over, stainless steel one and a half bowl sink and drainer with mixer tap, walls tiled to splash back, built in electric oven with four ring electric hob and stainless steel

chimney hood over, plumbing for washing machine, space for fridge freezer, radiator, space for table and chairs.

FIRST FLOOR LANDING

Skimmed ceiling, split level landing, radiator, door into:

BEDROOM ONE 5.314m x 3.210m (17'5" x 10'6")

Skimmed ceiling, two uPVC double glazed windows to front, radiator, picture rail.

BEDROOM TWO 3.711m x 3.210m (12'2" x 10'6")

Skimmed ceiling, uPVC double glazed window to rear, radiator.

BATHROOM

Skimmed ceiling with inset spot lights, loft access, extractor fan, uPVC double glazed window to side, fitted with a three piece suite comprising WC, pedestal wash hand basin and bath with glass shower screen, telephone style mixer tap and shower over, radiator, shaving point, part tiled walls, vinyl flooring.

BEDROOM THREE 3.463m x 2.614m (11'4" x 8'7")

Skimmed ceiling, uPVC double glazed window to rear, radiator, picture rail, airing cupboard housing wall mounted gas central heating boiler.

EXTERNAL

FRONT

Gated, paved forecourt.

REAR

Enclosed low maintenance garden with paved area and gravelled area, gated pedestrian access to rear, external tap, pedestrian door leading into:

GARAGE

Roller door, electric and light connected,

DIRECTIONS

From our office in Murray Street, proceed to the traffic lights and turn right. Follow the road through until you reach another set of traffic lights and take the road signposted Llandeilo. Continue along through Thomas Street then onto Felinfoel Road, go past Park Howard and turn right opposite The Dimpath Public House. Take the first left into Gower View and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: TBC

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

