



### Walters Road, Llanelli, SA15 1LU

Dawsons are pleased to offer For Sale this Spacious Detached Family Home which has been recently renovated throughout by the current vendors to a high standard. The Well Presented accommodation within briefly comprises: Entrance Hallway, Three Reception Rooms, Cloakroom, Kitchen and Conservatory to the Ground Floor, with Three Double Bedrooms and Bathroom to the First Floor, with the added bonus of a fourth bedroom within the loft area. Externally there is a good sized garden with Garage. VIEWING IS AN ABSOLUTE MUST TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER.

**£315,000**

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#### **ENTRANCE**

UPVC door with obscure glass and matching side panels into:

#### **HALLWAY**

Coved and skimmed ceiling, stairs to first floor, radiator, smoke detector, tiled flooring, understairs storage cupboard.

#### **RECEPTION ROOM ONE 5.107m x 3.322m (16'9" x 10'11")**

Skimmed ceiling with moulded coving, uPVC double glazed box bay window to side, uPVC double glazed window to front, television aerial point.

#### **RECEPTION ROOM TWO 4.656m x 4.196m (15'3" x 13'9")**

Skimmed ceiling with moulded coving, uPVC double glazed box bay window to front, telephone point, television aerial point, radiator, wood effect laminate flooring.

#### **RECEPTION ROOM THREE 4.248m x 3.850m (13'11" x 12'8")**

Skimmed ceiling with moulded coving, uPVC double glazed box bay with patio doors to rear, radiator, tiled flooring.

#### **CLOAKROOM**

Skimmed ceiling, radiator, tiled flooring, fitted with a two piece suite comprising wash hand basin set into vanity unit tiled to splash back and WC.

#### **KITCHEN 3.623m x 3.036m (11'11" x 10'0")**

Vaulted and skimmed ceiling with inset spotlights, vertical wall mounted radiator, uPVC double glazed window to rear, laminate flooring, fitted with a range of wall and base units with work surface over, walls tiled to splash back, built in four ring electric hob with glass splash back stainless steel chimney hood over, two kick board heaters, built in microwave, space for "American sized" fridge freezer, central island with work surface over and breakfast bar, composite bowl and drainer with mixer tap integrated dishwasher, integrated washing machine, integrated tumble dryer, opening into:

#### **CONSERVATORY 5.029m x 2.592m (16'6" x 8'6")**

Glass panel roof, laminate flooring, wall mounted feature radiator, fitted base unit with work surface over, television aerial point, uPVC double glazed patio doors opening out to rear garden.

#### **FIRST FLOOR**

#### **LANDING**

Coved and skimmed ceiling, stairs to bedroom four, uPVC double glazed window with obscure glass to front, radiator, smoke detector.

#### **BEDROOM ONE 4.214m x 3.960m (13'10" x 13'0")**

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

#### **BEDROOM TWO 3.803m x 2.877m (12'6" x 9'5")**

Skimmed ceiling with inset spotlights, uPVC double glazed window to rear, radiator, storage cupboard housing wall mounted Worcester gas combination boiler, shelving and radiator.

#### **BEDROOM THREE 5.134m x 3.303m (16'10" x 10'10")**

Skimmed ceiling, uPVC box bay window to side, uPVC double glazed window to front, radiator, television aerial point.

#### **BATHROOM**

Skimmed ceiling with inset spotlights, uPVC double glazed obscure glass window to rear, wall mounted heated towel rail, half tiled walls, tiled flooring, fitted with a four piece suite comprising Bath, WC, wash hand basin set into storage unit and enclosed shower cubicle with overhead shower and jets.

#### **BEDROOM FOUR 3.933m x 2.677m (12'11" x 8'10")**

Skimmed ceiling, two velux windows, smoke detector, wooden flooring, storage cupboard with shelving, walk in wardrobe with shelving and hanging rails, skimmed ceiling, two wooden velux windows, radiator and wooden flooring.

#### **EXTERNAL**

#### **FRONT**

Gated pedestrian access onto paved area leading to entrance door, gated pedestrian access to rear.

#### **REAR**

Enclosed garden with paved area and lawned area with fenced borders, external tap, decking area, access to garage.

#### **GARAGE**

UPVC door to side with obscure glass, electric roller door, skimmed ceiling with inset spotlights, electric connected.

#### **DIRECTIONS**

From our office on Murray Street, follow the road around the front of Asda and at the next mini roundabout, turn right into Pottery Street. At the junction proceed straight on to Bigyn Road, take the first left into Walters Road and the property can be found at the bottom of the road on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:**

**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.