



Bay View Road, Llanelli, SA14 8SN  
£137,500



This DETACHED BUNGALOW is located within easy reach of local amenities and has good road links to M4, Llanelli Town Centre and Swansea. The property sits in an elevated position to benefit from distant views over to the North Gower Coastline. The property within briefly comprises: Entrance Hallway, Lounge, Kitchen, Conservatory, Bathroom and Two Bedrooms. Externally there are Front and Rear Gardens plus an Off Road Parking space for one vehicle. VIEWING A MUST TO FULLY APPRECIATE.

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**ENTRANCE**

UPVC double glazed door with obscure and stained glass panels into:

**VESTIBULE**

Skimmed ceiling, part tongue and groove walls, laminate flooring, door into:

**HALLWAY**

Coved and skimmed ceiling, laminate flooring, loft access hatch, smoke detector, wall mounted thermostat.

**KITCHEN 3.853m x 2.985m (12'8" x 9'10")**

Textured ceiling, uPVC double glazed window into conservatory, half tiled walls, tiled flooring, radiator, wall mounted electric fire with

marble effect hearth and stone effect surround, fitted with a range of wall and base units with work surface over, sink and drainer with mixer tap, built in electric oven with four ring electric hob and stainless steel chimney hood over, space for fridge freezer, plumbing for washing machine, wooden door with glass panels into conservatory.

**CONSERVATORY 4.022m x 2.299m (13'2" x 7'7")**

Of uPVC construction with polycarbonate roof and dwarf wall, wall mounted electric heater, uPVC double glazed patio doors to rear, uPVC double glazed window into kitchen.

**BEDROOM ONE 3.845m x 3.519m (12'8" x 11'7")**

Coved and skimmed ceiling, uPVC double glazed window to front, radiator, exposed wooden floorboards.

**LOUNGE 4.245m x 3.355m max (13'11" x 11'0" max)**

Coved and skimmed ceiling, uPVC double glazed window to front, radiator, telephone point, television aerial point, exposed wooden floorboards, recess for fire with slate hearth, brick feature chimney breast and oak mantle.

**BATHROOM 2.416m x 1.810m (7'11" x 5'11")**

Papered ceiling, uPVC double glazed obscure glass window to side, radiator, walls part tiled, vinyl flooring, extractor fan, fitted with a three piece suite comprising pedestal wash hand basin tiled to splash back, bath with overhead electric shower over and WC.

**BEDROOM TWO 3.369m x 2.435m (11'1" x 8'0")**

Coved and skimmed ceiling, uPVC double glazed window to rear, radiator, television aerial point, doors into storage cupboard with shelving and wall mounted 'Worcester' gas combination boiler, laminate flooring.

**EXTERNAL**

**FRONT**

Gated pedestrian access with footpath to entrance door, enclosed garden with side access and off road parking space for one vehicle.

**REAR**

Enclosed rear garden, bordered with a range of mature shrubs and trees, paved area with raised beds, external taps, external light, storage shed, outbuilding.

**OUTBUILDING**

Door into storage outbuilding.

**DIRECTIONS**

From our office, proceed past Asda and the bus station and at the roundabout take the third exit sign posted for Swansea, at the next roundabout take the second exit onto Frondeg Terrace, at the mini roundabout, turn left onto Capel Road, proceed up the hill, as the road levels out, turn left into Bay View Road where the property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** D

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

