



## Elgin Road, Pwll, Llanelli, SA15 4AE

DETACHED THREE BEDROOM HOUSE WITH STUNNING PANORAMIC COASTAL VIEWS AND GENEROUS GROUNDS is just some of what this property has to offer. Perched overlooking the coast this property briefly comprises; Entrance hallway, Two Reception Rooms, Kitchen and Shower Room to the Ground Floor. To the first floor we have three bedrooms all benefiting from coastal views. Externally The property has a generous sized rear garden and to the front is off road parking and garage.

\*\*\*IDEAL FAMILY HOME IN NEED OF MODERNISATION WITH SCOPE FOR FURTHER DEVELOPMENT\*\*\*

**£199,995**



11 Murray Street, Llanelli, SA15 1AQ  
T: 01554 784 400 | F: 01554 784 399  
ll@dawsonsproperty.co.uk





## ENTRANCE

Aluminium double glazed door with a obscure glass panels into:

## HALLWAY

Coved and papered ceiling, stairs to first floor, smoke detector, radiator, door into ;

## RECEPTION ROOM ONE 4.266m x 3.266m (14'0" x 10'9")

Coved and papered ceiling, uPVC double glazed window to the front with sea views, radiator, television aerial point, electric fire set on marble effect hearth with wooden mantle over, door into ;

## INNER HALLWAY

Coved and polystyrene tiled ceiling ,uPVC double glazed door with obscure glass panels to side, door into the under stairs storage cupboard with shelving, vinyl flooring, door into:

## RECEPTION ROOM TWO 4.295m x 3.090m (14'1" x 10'2")

Coved and papered ceiling, two uPVC double glazed windows to the front with sea views, and to the rear, electric fire set on tiled inset hearth and surround, radiator.

## KITCHEN 3.124m x 2.84m (10'3" x 9'4")

Coved and papered ceiling, loft access hatch, uPVC double glazed window to the side, radiator, multiple doors into storage cupboard, vinyl flooring, wall mounted gas combination "Worcester "boiler, fitted with a range of wall and base units with complimentary work surface over, tiled to splash back, space for cooker, stainless steel sink and drainer with mixer tap, space for freestanding fridge freezer.

## BATHROOM

Coved and polystyrene tiled ceiling, uPVC double glazed window with obscure glass to the rear, part tiled walls, vinyl flooring, radiator, fitted with a three-piece suite comprising: WC, pedestal wash hand basin, enclosed shower cubicle, tiled to surround with overhead shower within.

## FIRST FLOOR

## LANDING

Coved and papered ceiling, loft access hatch, uPVC double glazed window to rear.

## BEDROOM ONE 4.220m x 2.603m (13'10" x 8'6")

Papered ceiling, uPVC double glazed window to front with sea views, radiator.

## BEDROOM TWO 4.281m x 3.070m (14'1" x 10'1")

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

## BEDROOM THREE 2.227m x 2.006m (7'4" x 6'7")

Coved and papered ceiling, uPVC double glazed window to front, radiator, television aerial point.

## EXTERNAL

## FRONT

Enclosed garden mainly laid to lawn, bordered with a range of mature shrubs and trees, paved pedestrian footpath with a decked ramp leading to entrance door, paved path to side leading to rear.

## REAR

Enclosed garden laid to lawn with gated access, steps to side door, two external lights, paved driveway with parking for one vehicle, leading to:

## GARAGE

Up and over door.

## DIRECTIONS

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** To Be Confirmed

**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.