



Maes Glas, Pontyates, Llanelli, SA15 5SH

Located within the semi rural village of Pontyates, this ex local authority, Semi Detached House briefly comprises: Entrance Hallway, Kitchen/Breakfast Room, Utility Room, Lounge, Conservatory and WC to the Ground Floor, with Three Bedrooms and Bathroom to the First Floor. Externally there is a paved frontage with Driveway providing off road parking for one vehicle and an enclosed paved Rear Garden.

*** IDEAL INVESTMENT OR FIRST TIME BUYER PROPERTY ***

*****READY FOR OCCUPATION AUGUST/ SEPTEMBER 2018*****

£74,950

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



ENTRANCE

UPVC door with double glazed obscure glass panels into:

HALLWAY

Coved and skimmed ceiling, tiled flooring, stairs to first floor, radiator, door into under stairs storage cupboard, door into;

KITCHEN/BREAKFAST ROOM 5.235m x 2.401m (17'2" x 7'10")

Coved and skimmed ceiling, tiled flooring, radiator, door into storage cupboard with shelving, uPVC double glazed window to side, fitted with a range of wall and base units with complementary work surface over, walls tiled to splash back, space for cooker with extractor fan over, one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for dishwasher, space for table and chairs, double wooden doors with stained glass panels into conservatory, door into:

UTILITY ROOM 2.482M X 2.272M (8'2" X 7'5")

Coved and textured ceiling, uPVC double glazed window to front, tiled flooring, radiator, space for fridge freezer, space for tumble dryer, door into:

LOUNGE 5.477m x 3.298m (18'0" x 10'10")

Coved and textured ceiling, uPVC double glazed window to front, uPVC double glazed tilt and turn door to rear, radiator, laminate flooring, gas fire set on marble effect hearth with tiled inset and wooden surround, television aerial point, telephone point.

CONSERVATORY 3.345m x 2.905m (10'11" x 9'6")

Of uPVC and dwarf wall construction, polycarbonate roof, uPVC double glazed patio doors to side, laminate flooring.

INNER HALLWAY

Coved and textured ceiling, uPVC door with double glazed obscure glass panels to side, vinyl flooring, half tiled walls, sliding door into:

WC 1.250m x 0.898 (4'1" x 2'11")

Textured ceiling, vinyl flooring, fitted WC.

FIRST FLOOR

LANDING

Polystyrene tiled ceiling, loft access hatch, smoke detector, uPVC double glazed window to rear, door into storage cupboard with shelving and water tank, telephone point.

BEDROOM ONE 4.235m x 2.716m (13'11" x 8'11")

Coved and skimmed ceiling, uPVC double glazed window to front, radiator, television aerial point, alcove with shelving.

BEDROOM TWO 3.175m x 2.660m (10'5" x 8'9")

Skimmed ceiling, uPVC double glazed window to rear, radiator, television aerial point.

BATHROOM 2.385m x 1.579m (7'10" x 5'2")

Skimmed ceiling, uPVC double glazed obscure glass window to side, vinyl flooring, fully tiled walls, radiator, fitted with a three piece suite comprising: bath with shower hose attachment, pedestal wash hand basin and WC.

BEDROOM THREE 3.798m x 3.337m (12'6" x 10'11")

Coved and skimmed ceiling, uPVC double glazed window to front, television aerial point, storage cupboard with hanging rails.

EXTERNAL

FRONT

Paved frontage with opening onto paved driveway providing parking for one vehicle, external light, gated pedestrian side access.

REAR

Enclosed paved garden bordered with raised beds panted with mature shrubs and trees, storage shed, external light, external tap, gated pedestrian side access.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: B

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.