

69 Stryd Bennett, Stradey, Llanelli, SA15 4DJ

Located within a popular development within the Stradey area of Llanelli, with local schools and college within easy reach and just a short walk to the All Wales Coastal Path. This Modern, Detached Family Home is Immaculately Presented and briefly comprises: Entrance Hallway, Study, Lounge, Cloakroom, Kitchen/Dining Room and Utility Room to the Ground Floor, with Four Bedrooms (one with ensuite facilities) and Family Bathroom to the First Floor. Externally there are Front and Rear Gardens plus a Driveway for one vehicle and Garage.

VIEWING IS AN ABSOLUTE MUST TO FULLY APPRECIATE.

£239,950

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ENTRANCE

Wooden entrance door with obscure glass panels into:

HALLWAY

Skimmed ceiling, smoke detector, stairs to first floor, radiator, laminate flooring, door into under stairs storage cupboard, BT telephone point, door into:

STUDY 2.254m x 2.164m (7'5" x 7'1")

Skimmed ceiling, uPVC double glazed window to front, radiator, BT telephone point.

LOUNGE 3.327m x 4.640m (10'11" x 15'3")

Skimmed ceiling, uPVC double glazed patio doors with matching side panels to rear, radiator, two television aerial points.

CLOAKROOM 0.880m x 1.859m (2'11" x 6'1")

Skimmed ceiling, extractor fan, laminate flooring, radiator, fitted with a two piece suite comprising: pedestal wash hand basin tiled to splash back and WC.

KITCHEN/DINING ROOM 7.105m x 2.825m (23'4" x 9'3")

Skimmed ceiling, uPVC double glazed window to front, uPVC double glazed patio doors with matching side panels to rear, laminate flooring, radiator, TV aerial point, fitted with a range of wall and base units with complementary work surface over, walls tiled to splash back, one and a half bowl stainless steel sink and drainer with mixer tap, built in electric fan oven with four ring gas hob, stainless steel splash back and stainless steel chimney hood over, space for "American sized" fridge freezer, breakfast bar, space for table and chairs, door into:

UTILITY ROOM 1.870m x 1.766m (6'2" x 5'10")

Skimmed ceiling, extractor fan, uPVC double glazed window to rear, laminate flooring, radiator, fitted with a range of wall and base units with complementary work surface over and matching upstand, stainless steel sink and drainer, space for washing machine, space for tumble dryer, concealed wall mounted "Ideal" gas boiler, wall mounted thermostat.

LANDING

Skimmed ceiling, loft access, smoke detector, radiator, door into airing cupboard housing hot water tank.

BEDROOM ONE 3.401m x 3.496m (11'2" x 11'6")

Skimmed ceiling, uPVC double glazed window to front, radiator, two sets of double door built in wardrobes with hanging rails and shelving, door into:

ENSUITE 1.864m x 1.900m (6'1" x 6'3")

Skimmed ceiling, extractor fan, uPVC double glazed obscure glass window to front, radiator, vinyl flooring, fitted with a three piece suite comprising WC, pedestal wash hand basin and fully tiled shower enclosure with overhead shower within, shaving point.

BEDROOM TWO 2.906m x 3.209m (9'7" x 10'6")

Skimmed ceiling, uPVC double glazed window to rear, radiator, fixed shelving and hanging rails.

BATHROOM 2.048m x 1.881m (6'9" x 6'2")

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

BEDROOM THREE 2.952m x 2.987m (9'8" x 9'10")

Skimmed ceiling, uPVC double glazed window to rear, radiator, TV aerial point, two folding doors into built in wardrobes with hanging rails and shelving.

BEDROOM FOUR 2.968m x 3.237m (9'9" x 10'8")

Skimmed ceiling, uPVC double glazed window to front, radiator, TV aerial point, fixed shelving and hanging rails.

EXTERNAL

FRONT

Enclosed gravelled frontage with gated footpath leading to entrance door, external light.

REAR

Enclosed rear garden with paved areas, artificial lawn area, various raised beds planted with a range of shrubs and trees, external lights, external tap.

GARAGE

Driveway parking for one vehicle leading to garage with up and over door.

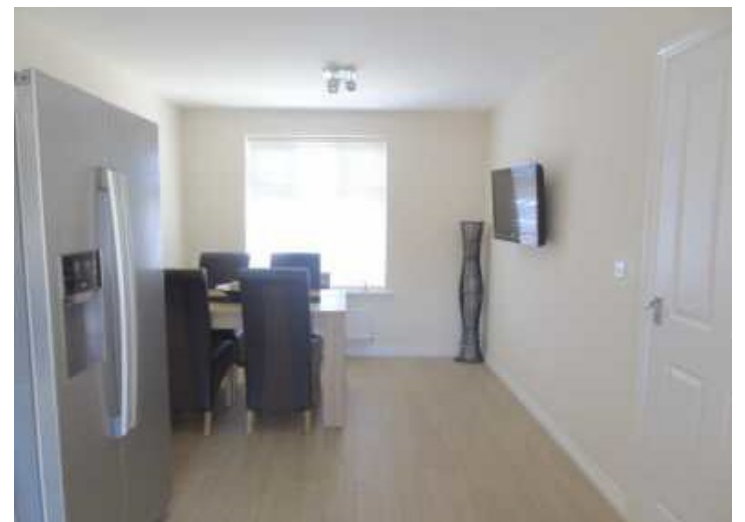
DIRECTIONS

TENURE: Freehold

COUNCIL TAX:

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.