



Dawsons

estate agents



20 Coedmawr, Ponthenri, Llanelli, SA15 5NT

Located in an elevated position, within the Semi Rural Village of Ponthenri, this Ex Local Authority, Semi Detached Property is offered For Sale with No Onward Chain. The property briefly comprises: Entrance Hallway, Lounge, Kitchen and Dining Room to the Ground Floor, with Three Bedrooms and Bathroom to the First Floor. Externally there are Front and Rear Gardens. EPC E.
IDEAL FIRST TIME BUYER PROPERTY.



£85,000

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ENTRANCE

UPVC door with double glazed obscure glass panels and matching side panel into:

HALLWAY

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

LOUNGE 5.213m x 3.836m max (17'1" x 12'7" max)

Coved and papered ceiling, uPVC double glazed window to front with open views, uPVC double glazed window to rear, two radiators, telephone point, television aerial point, space for gas fire on tiled hearth and inset with wooden surround, wall mounted central heating controls, door into:

KITCHEN 3.244m x 1.489m (10'8" x 4'11")

Coved and textured ceiling, uPVC door with double glazed obscure glass panel to rear, uPVC double glazed window to rear, door into understairs storage cupboard with shelving, door into pantry with shelving, part tiled walls, vinyl flooring, fitted base unit, walls tiled to splash back, stainless steel sink and drainer, space for fridge freezer, plumbing for washing machine, doorway into:

DINING ROOM 3.566m x 2.960m (11'9" x 9'9")

Coved and papered ceiling, uPVC double glazed window to front with open views, radiator, vinyl flooring, fitted wall units, work surface and shelving.

FIRST FLOOR

LANDING

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

BEDROOM ONE 3.045m x 2.903m (10'0" x 9'6")

Coved and papered ceiling, uPVC double glazed window to front with open views,

radiator, television aerial point, doorway into wardrobe space with hanging rails.

BATHROOM 2.049m x 1.893m (6'9" x 6'2")

Coved and papered ceiling, uPVC double glazed obscure glass window to rear, fully tiled walls, vinyl flooring, radiator, fitted with a three piece suite comprising: WC, pedestal wash hand basin and bath with electric shower over.

BEDROOM TWO 3.907m max x 3.829m (12'10" max x 12'7")

Coved and papered ceiling, loft access hatch, uPVC double glazed window to front with open views, doors into storage cupboard with shelving, radiator, telephone point.

BEDROOM THREE 2.888m max x 2.284m (9'6" max x 7'6")

Coved and papered ceiling, uPVC double glazed window to rear, door into airing cupboard with shelving and water tank.

EXTERNAL

FRONT

Garden area mainly laid to lawn, steps leading to paved area and entrance door, pedestrian side access

REAR

Enclosed garden mainly laid to lawn with paved footpath leading to pedestrian side access, door into WC, steps leading to lawned area, path to rear of garden, door into shed, pond, greenhouse.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: E

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.

