



23 Dythel Park, Pen-Y-Mynydd, Llanelli, SA15 4RR

An Extended, Semi Detached Property in the Semi Rural Village of Pen-Y-Mynydd, just a short distance from Trimsaran and within easy reach of Llanelli Town Centre. For Sale with No Onward Chain, the property within briefly comprises: Entrance Hallway, Lounge/Dining Room, Breakfast Room and Kitchen to the Ground Floor, with Four Bedrooms and Shower Room to the First Floor. Externally there is Off Road Parking for Two Vehicles and Garage to the front, with Enclosed Garden to the Rear. VIEWING ESSENTIAL TO APPRECIATE.

£132,500

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 panel and matching side panel into:

VESTIBULE

Coved and textured ceiling, tiled flooring, wooden door with obscure glass panel and matching side panel into:

HALLWAY

Coved and textured ceiling, smoke detector, stairs to first floor, door into understairs storage cupboard, radiator, door into breakfast room, door into:

LOUNGE/DINING ROOM 7.301m x 3.474m (23'11" x 11'5")

Coved and textured ceiling, carbon monoxide detector, uPVC double glazed window to front, uPVC double glazed window to rear, radiator, picture rail, electric fire on lime stone hearth, inset and surround, solid oak flooring, television aerial point, one telephone point.

BREAKFAST ROOM 3.145m x 2.188m (10'4" x 7'2")

Coved tongue and groove ceiling, uPVC double glazed window to rear, door into understairs storage cupboard, laminate flooring, walls part tongue and groove with dado rail, fitted with a range of wall and base units with work surface over and matching breakfast bar, radiator, door into:

KITCHEN 3.178m x 3.138m (10'5" x 10'4")

Coved tongue and groove ceiling, uPVC double glazed window to rear, uPVC door with double glazed obscure glass panel to rear, tiled flooring, fitted with a range of wall and base units with work surface over, wall tiled to splash back, one and a half bowl sink and drainer with mixer tap, built in eye level electric oven and grill, built in four ring gas hob with extractor fan over, plumbing for washing machine, space for dishwasher, space for fridge freezer.

FIRST FLOOR

LANDING

Coved and textured ceiling, smoke detector, loft access hatch.

BEDROOM ONE 5.352m x 3.095m (17'7" x 10'2")

Textured ceiling, loft access hatch, uPVC double glazed window to rear, wooden framed double glazed 'Velux' style window to front, door into eaves storage, radiator, dado rail, built in wardrobes and storage areas.

SHOWER ROOM 1.913m x 1.705m (6'3" x 5'7")

Washable panel ceiling and walls, uPVC double glazed obscure glass window to rear, wall

mounted heated towel rail, vinyl flooring, fitted with a three piece suite comprising: pedestal wash hand basin set on storage unit with heated mirror splash back, WC and enclosed shower cubicle with overhead shower.

BEDROOM TWO 3.325m x 3.270m (10'11" x 10'9")

Coved and textured ceiling, uPVC double glazed window to rear, radiator, wood flooring.

BEDROOM THREE 3.753m x 3.026m (12'4" x 9'11")

Coved and textured ceiling, uPVC double glazed window to front, radiator, double wooden doors into airing cupboard with shelving and hanging rails, wall mounted gas combination 'Worcester' boiler.

BEDROOM FOUR 2.916m x 2.207m (9'7" x 7'3")

Coved and textured ceiling, uPVC double glazed window to front, radiator, television aerial point, door into storage cupboard with shelving.

EXTERNAL

FRONT

Driveway with parking for two vehicles leading to garage, gravelled area, footpath leading to front door, pedestrian side access.

GARAGE

Up and over door, pedestrian door to side, window, electric and light connected.

REAR

Enclosed garden with paved area, gated pedestrian side access, external tap, external light.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: C

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.