



93 Hendre Park, Llangennech, Llanelli, SA14 8UR

For Sale with No Onward Chain, this Detached Family Home is located within the ever popular village of Llangennech, with all local amenities close by, easy access to M4 and good road links to Llanelli Town Centre and Retail Parks. The accommodation within briefly comprises: Entrance Hallway, Sitting Room, Lounge, Kitchen/ Diner and Cloakroom to the Ground Floor, with Four Bedrooms and Bathroom to the First Floor. Externally there are Front and Rear Gardens, with Driveway and Garage to the side. VIEWING ESSENTIAL TO APPRECIATE.

£195,000

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ENTRANCE

Wooden door with double glazed obscure glass panels into:

HALLWAY

Textured ceiling, stairs to first floor, door into understairs storage cupboard, radiator.

SITTING ROOM 5.079m x 2.420m (16'8" x 7'11")

Textured ceiling, uPVC double glazed window to front, radiator, television aerial point.

LOUNGE 7.361m x 3.560m max (24'2" x 11'8" max)

Coved and textured ceiling, uPVC double glazed window to front, uPVC double glazed sliding patio doors to rear, two radiators, television aerial point, four wall mounted lights, wall mounted thermostat.

KITCHEN/DINER 5.330m x 3.135m (17'6" x 10'4")

Textured ceiling, two uPVC double glazed windows to rear, wooden door with single glazed obscure glass panel to rear, door into pantry with shelving, radiator, wall mounted 'Vaillant' gas boiler, tiled flooring, space for table and chairs, wall mounted thermostat, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, built in eye level oven and grill, built in four ring electric hob with extractor fan over, integrated fridge freezer, space for washing machine.

CLOAKROOM 1.417m x 0.843m (4'8" x 2'9")

Textured ceiling, wooden framed single glazed obscure glass window to front, fully tiled walls, fitted with a two piece suite comprising: wall mounted wash hand basin and WC.

FIRST FLOOR

LANDING

Textured ceiling, loft access hatch, smoke detector.

BEDROOM ONE 3.700m x 2.408m (12'2" x 7'11")

Textured ceiling, loft access hatch, uPVC double glazed window to rear, radiator, sliding doors into built in wardrobes with shelving, hanging rails and further door into storage area.

BATHROOM 1.942m x 1.797m (6'4" x 5'11")

Textured ceiling, wooden framed single glazed obscure glass window to rear, fully tiled walls, fitted with a three piece suite comprising: WC, pedestal wash hand basin and bath with overhead electric shower.

BEDROOM TWO 3.654 m x 3.007m (12'0" mx 9'11")

Textured ceiling, uPVC double glazed window to rear, radiator, four door fitted wardrobes.

BEDROOM THREE 3.372m x 2.900m (11'1" x 9'6")

Textured ceiling, uPVC double glazed window to front, radiator.

BEDROOM FOUR 2.675m max x 2.288m max (8'10" max x 7'6" max)

Textured ceiling, uPVC double glazed window to front, radiator, door into storage cupboard with shelving and water tank.

EXTERNAL

FRONT

Garden area laid to lawn with driveway to side for multiple vehicles leading to garage, footpath leading to front door, pedestrian side access.

REAR

Enclosed garden laid to lawn, pedestrian door into garage, two pedestrian footpaths leading to the front, external tap, external light.

GARAGE

Electric roller door, wooden pedestrian door with glazed panel to side, wooden framed single glazed window to side, electric and light connected.

TENURE: Freehold

COUNCIL TAX: E

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.