



3 Pen Y Bryn, Swiss Valley, Llanelli, SA14 8PS

Dawsons have the pleasure of offering For Sale this Detached Bungalow which has been substantially extended to provide spacious family accommodation, located in the ever popular Swiss Valley area with schools and amenities close by and good road links to Llanelli Town Centre, Retail Parks and M4. The Immaculately Presented Property briefly comprises: Entrance Vestibule, Kitchen/Dining Room, Lounge, Three Bedrooms (one with En-Suite Shower Room), Family Bathroom and Utility Room. Externally there are Front and Rear Gardens, Driveway for Two Vehicles and Garage. EPC C. VIEWING AN ABSOLUTE MUST TO APPRECIATE THE SIZE AND FINISH OF THIS PROPERTY.

£250,000

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ENTRANCE

UPVC door with double glazed obscure glass panels into:

VESTIBULE

Coved and skimmed ceiling, solid wood flooring, wooden door with single glazed glass panel into:

KITCHEN/DINING ROOM 8.024 m x 4.153m max (26'4" mx 13'7" max)

Coved and skimmed ceiling, uPVC double glazed bay window to front, uPVC double glazed window to front, vertical wall mounted radiator, solid wood flooring, telephone point, television aerial point, fitted with a range of wall and base units with complementary work surface and matching up stand over, breakfast bar, one and a half bowl stainless steel sink and drainer with mixer tap, space for range master cooker with stainless steel splash back and stainless steel extractor fan over, space and plumbing for dishwasher, space for American sized fridge freezer, door into inner hallway, double doors into:

LOUNGE 7.403m max x 4.772m max (24'3" max x 15'8" max)

Coved and skimmed ceiling, two uPVC double glazed windows with obscure glass top panels to front, uPVC double glazed French doors to rear, two radiators, television aerial point, telephone point.

INNER HALLWAY

Coved and skimmed ceiling, loft access hatch, two smoke detectors, door into airing cupboard with shelving, radiator, door into storage cupboard with hanging rails and radiator, doors into bedrooms and bathroom, door into:

REAR HALLWAY

Coved and skimmed ceiling, tiled flooring, uPVC door with double glazed obscure glass panel to side and door into garage.

BEDROOM ONE 3.822m x 3.671m (12'6" x 12'0")

Coved and skimmed ceiling, loft access hatch, uPVC double glazed window to rear, radiator, television aerial point.

BATHROOM 3.257m x 2.605m (10'8" x 8'7")

Coved and skimmed ceiling, uPVC double glazed obscure glass window to rear, extractor fan, tiled walls, non slip flooring, wall mounted heated towel rail and radiator, fitted with a four piece suite comprising: Bath with tiled surround and shower attachment, WC, wash hand basin set into storage cupboard and shower enclosure with tiled surround, overhead shower and handrails within.

BEDROOM TWO 3.804m x 2.498m (12'6" x 8'2")

Coved and skimmed ceiling, uPVC double glazed obscure glass window to side, radiator.

BEDROOM THREE 4.867m x 3.848m (16'0" x 12'8")

Coved and skimmed ceiling, uPVC double glazed windows to side and rear, radiator, television aerial point, telephone point, door into walk-in wardrobe with shelving, hanging rails and storage areas, door into:

ENSUITE 2.350 m x 1.391m (7'9" mx 4'7")

Coved and skimmed ceiling, extractor fan, uPVC double glazed obscure glass window to side, wall mounted heated towel rail, tiled flooring, tiled walls, shaving point, fitted with a three piece suite comprising: pedestal wash hand basin, WC and multi function shower with seat and radio within.

UTILITY ROOM 2.360m x 1.772m (7'9" x 5'10")

Coved and skimmed ceiling, extractor fan, uPVC double glazed obscure glass window to side, part tiled walls, tiled flooring, radiator, fitted with a range of wall and base units with work surface over, walls tiled to splash back, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine.

EXTERNAL

FRONT

Garden mainly laid to lawn with a range of mature shrubs and trees, gravelled area, block paved driveway with parking for approximately two vehicles leading to garage, footpath leading to entrance door, gated pedestrian side access leading to rear.

REAR

Generous enclosed garden bordered with a range of mature shrubs and trees, paved area, French doors into lounge, paved footpath leading to rear of the garden with space for shed and greenhouse, gravelled area with a range of raised beds, footpath leading to gated pedestrian access to front, doors into rear hallway and external WC, external lights, two external taps.

GARAGE 6.405m x 3.70m (21'0" x 12'2")

Skimmed ceiling, smoke detector, loft access hatch, uPVC double glazed obscure glass window to side, space for one car, space for fridge freezer, space and plumbing for tumble dryer, TV aerial point, electric and lighting connected, electric up and over door, wall mounted gas combination 'Worcester' boiler.

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.