



94 Hendre Park, Llangennech, Llanelli, SA14 8UR

Offered For Sale with No Onward Chain, this Detached Family Home is located within the ever popular village of Llangennech, with local amenities close by and good road links to M4, Retail Parks and Llanelli Town Centre. The Well Presented property within briefly comprises: Entrance Hallway, Cloakroom, Lounge, Kitchen/Dining Room and Integral Garage to the Ground Floor, with Four Bedrooms (one with Dressing Room and Shower) and Family Bathroom to the First Floor. Externally there are Front and Rear Gardens with Driveway for Two/Three Vehicles leading to the Garage.
VIEWING A MUST TO FULLY APPRECIATE.

£239,995

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ENTRANCE

UPVC door with double glazed obscure glass panel into:

HALLWAY

Coved and textured ceiling, stairs to first floor, door into understairs storage cupboard, radiator, laminate flooring, door into integral garage, door into:

CLOAKROOM 1.335m X 0.943m (4'5" X 3'1")

Textured ceiling, uPVC double glazed obscure glass window to front, half tiled walls, radiator, tiled flooring, fitted with a two piece suite comprising: wall mounted wash hand basin and WC.

LOUNGE 7.120m max x 3.564m max (23'4" max x 11'8" max)

Coved and textured ceiling, uPVC double glazed window to front, uPVC double glazed french doors to rear, two radiators, laminate flooring, television aerial point, two wall mounted lights, wall mounted thermostat.

KITCHEN/DINING ROOM 3.237m max x 5.307m max (10'8" max x 17'5" max)

Coved and skimmed ceiling, uPVC door with obscure glass panel to rear, two uPVC double glazed windows to rear, telephone 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 sink and drainer with mixer tap, space for range size cooker with stainless steel splash back and stainless steel chimney hood over, space for integrated fridge and freezer, space for dishwasher, plumbing for washing machine, space for table and chairs, wall mounted heating controls.

INTEGRAL GARAGE 5.577m x 2.436m (18'4" x 8'0")

Up and over door, wall mounted 'Baxi' boiler, wall mounted thermostat, electric and light connected, door into hallway.

FIRST FLOOR

LANDING

Textured ceiling, loft access hatch, door into airing cupboard housing water tank with shelving.

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

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

BATHROOM 1.827m x 2.433m (6'0" x 8'0")

Skimmed ceiling with inset spotlights, uPVC double glazed obscure glass window to rear, fully tiled walls, wall mounted heated towel rail, laminate flooring, fitted with a four piece suite comprising: corner shower cubicle with overhead electric shower within, WC, wash hand basin with mixer tap, set in storage cupboard and bath with mixer tap.

BEDROOM TWO 3.575m x 3.177m (11'9" x 10'5")

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

BEDROOM THREE 3.483m x 3.117m (11'5" x 10'3")

Coved and textured ceiling, uPVC double glazed window to front, radiator, television aerial point, door into:

DRESSING ROOM 2.336m max x 2.500m max (7'8" max x 8'2" max)

Textured ceiling, smoke detector, uPVC double glazed window to front, radiator, built in shelving, laminate flooring, door into:

BEDROOM FOUR 4.186m x 2.331m (13'9" x 7'8")

Coved and skimmed ceiling, uPVC double glazed window to front, radiator, television aerial point, extractor fan, tiled shower cubicle with electric shower within and inset spotlights above, wall mounted wash hand basin set in storage cupboard, with tiled splash back.

EXTERNAL

FRONT

Paved footpath leading to entrance door, lawned and gravelled garden areas, driveway providing parking for two/three vehicles leading to garage, external light, gated pedestrian side access leading to rear.

REAR

Enclosed tiered garden with pedestrian gated side access leading to front, paved patio area with doors into lounge and kitchen, external light, external tap, steps leading up to area laid to lawn with further paved and gravelled areas bordered with a range of mature shrubs, trees and raised flower beds.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: T.B.C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrleston, 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.