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2 LAKEVIEW CLOSE, FURNACE, LLANELLI,
£159,995



Located within the popular Furnace area of Llanelli, in a quiet street, benefiting from views to the front over the village. This DETACHED BUNGALOW briefly comprises: Entrance Porch, Lounge, Kitchen/Dining Room, Walk In Airing Cupboard, Bathroom and Two Bedrooms. Externally there is ample Off Road Parking and Garage to the Front and a paved Rear Garden. EPC C. VIEWING ESSENTIAL TO APPRECIATE.

ENTRANCE

UPVC double glazed door into:

PORCH

Coved and textured ceiling, uPVC double glazed windows with views to front and side, radiator, parquet flooring, wooden door into:

LOUNGE 4.611m max x 4.547m (15'1" max x 14'11")

Coved and skimmed ceiling, smoke detector, wooden framed single glazed window to front, wooden framed single glazed obscure glass window into study, wooden door with single glazed obscure glass panel and matching side panels into kitchen, two radiators, parquet flooring, television aerial point, space for electric fire on tiled hearth, telephone point.

KITCHEN/ DINING ROOM 5.532m max x 3.009m max (18'2" max x 9'11" max)

Coved and skimmed ceiling, wooden door with single glazed obscure glass panel to rear, wooden framed double glazed windows to rear and side, wall mounted vertical radiator, parquet flooring, space for table and chairs, door into inner hallway, fitted with a range of wall and base units with complementary work surface over, walls tiled to splash back, one and a half bowl stainless steel sink and drainer with mixer tap, built in four ring electric hob with extractor fan over, built in eye-level electric fan oven, television aerial point, space for American size fridge freezer.

INNER HALLWAY 2.519m x 2.427m (8'3" x 8'0")

Coved and skimmed ceiling, smoke detector, picture rail, wooden framed single glazed obscure glass window into lounge, parquet flooring, radiator, door into:

WALK IN AIRING CUPBOARD 2.198m x 1.512m (7'3" x 4'11")

Coved and skimmed ceiling, loft access hatch, wooden framed double glazed window to side, radiator, wall mounted 'Worcester' gas combination boiler, parquet flooring, door into storage cupboard with shelving.



BATHROOM 2.760m x 2.088m (9'1" x 6'10")

Coved and skimmed ceiling, extractor fan, wooden framed double glazed obscure glass window to rear, fully tiled walls, parquet flooring, fitted with a four piece suite comprising: roll top bath with waterfall mixer tap and shower hose attachment, wash hand basin set into storage cupboard, WC and double shower cubicle with shower within and glass shower screen, wall mounted heated towel rail.

BEDROOM ONE 3.646m x 2.586m (12'0" x 8'6")

Coved and skimmed ceiling, wooden framed double glazed window to rear, radiator, television aerial point, parquet flooring.

BEDROOM TWO 4.541m x 3.232m (14'11" x 10'7")

Coved and skimmed ceiling, wooden framed double glazed windows with views to front, television aerial point, parquet flooring.

EXTERNAL

FRONT

Paved area with steps leading to entrance door, off road parking space for one vehicle, driveway for multiple cars in tandem leading to garage and gated pedestrian side access to rear garden, external lights, external power outlet.

REAR

Enclosed paved garden, door into kitchen, gated pedestrian side access to driveway, door into garage, flower bed, bordered with a range of mature shrubs and trees with steps leading to lawned bank.

GARAGE 5.010m x 3.461m (16'5" x 11'4")

Up and over door, electric and lighting connected, space and plumbing for washing machine and tumble dryer, door into:

EXTERNAL WC

Window into garden, fitted WC.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: C

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

