

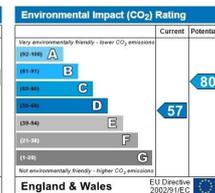
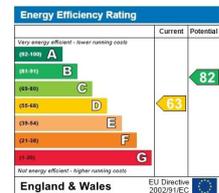


16 Spowart Avenue, Llanelli SA15 3LA

Offers in excess of £300,000

Spacious Detached Home
Modern & Original Features
Views Over The Town and Sea
Sought After Location
EER: D63

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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DESCRIPTION

Located in a sought after street in the village of Furnace is this lovely detached family home. The property boasts a modern kitchen and bathroom with three spacious bedrooms and a fourth single bedroom.

The spacious accommodation offers a light and airy large lounge and diner with views and another kitchen living area leading to a sunroom. The property has been modernised and extended whilst retaining the original character and offers double-glazed windows throughout with views of the coast from the front elevation.

The home is ideally located for access to the well established Old Road Primary School and the newly refurbished Ysgol Y Fwrness.

Furnace offers a reputable public house and restaurant and a small grocery shop. The street is less than 1 mile from the town centre and all its amenities and has good road links to the coast and Trostre Retail Parks.

Viewing is highly recommended to appreciate all this family home and it's location has to offer. EER: D 63

ENTRANCE HALLWAY

This room is entered via a door from the side of the property with double glazed windows to each side of the door and a double glazed window looking into the sunroom. There is a staircase to the first floor with under stairs storage, tiled flooring, a radiator and coved ceilings. Doors to the lounge and kitchen area.

LOUNGE/DINING ROOM

L- Shaped (L- Shaped)
23'10 x 10'05 plus 8'10 x 7'06
(7.25m x 3.18m plus 2.69m x 2.29m)

This room has two large double glazed window to the front with views across to the estuary and a small double glazed window to the side. The room benefits from a log burner with an oak mantle over and a slate hearth, laminate flooring and coved ceilings. There are double doors into to the kitchen area.

KITCHEN/LIVING AREA

Open Plan (Open Plan)
11'05 x 8'05 opening to 12'08 x 10'08 (3.48m x 2.57m opening to 3.86m x 3.25m)

This open plan space has a frosted double glazed window to side, tiled flooring, radiator and coved ceilings with an opening to the kitchen. The kitchen is fitted with a range of cream high gloss wall and base units with a worktop over. It benefits from a stainless steel two bowl sink and draining board, Kensington

range cooker, a stainless steel splashback with an extractor fan over. The room boasts tiled flooring, part tiled walls, a radiator and coved ceilings with spot lights. There is an opening into the sunroom and a door into the utility room.

SUNROOM

11'00 x 8'07 (3.35m x 2.62m)
This bright room is made up of full length double glazed windows to the rear and to the side with double doors accessing the rear garden and a double glazed lantern skylight window. The room benefits from tiled flooring, a radiator, and spot lights around the border.

UTILITY ROOM

9'01 x 5'05 (2.77m x 1.65m)
This useful space has a double glazed window to the rear and to the side. There are some base units with a worktop over and a stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, a wall mounted boiler, tiled flooring and a radiator. Door to:

DOWNSTAIRS CLOAKROOM

5'05 x 3'02 (1.65m x 0.97m)
The cloakroom has a frosted double glazed window to the rear and is fitted with a white WC and a wall mounted corner sink, tiled flooring, part tiled walls and a radiator.

LANDING

Carpet, access to loft. Doors to:

MASTER BEDROOM

Recess (Recess)
10'07 x 10'05 plus 5'10 x 3'00
(3.23m x 3.18m plus 1.78m x 0.91m) This bedroom has a double glazed window to rear, full wall length built in wardrobes, white wood effect laminate flooring and a radiator. Door to:

ENSUITE

With a frosted double glazed window to the side, the room is fitted with a white WC, vanity sink unit and shower, laminate flooring, tiled walls and a radiator.

MAIN BATHROOM

6'11 x 6'03 plus shower (2.11m x 1.91m plus shower)
Fitted with a grey and white high gloss vanity combination unit with toilet, a bath and a walk in shower with a glass shower door. This modern bathroom boasts tiled flooring, tiled walls with two built in tiled display shelves with spot lights, a Grey vertical flat panel radiator with towel rails and spot lights to the ceiling, with a frosted double glazed window to the side.

BEDROOM TWO

10'08 x 10'01 (3.25m x 3.07m)
To the front is a double glazed window with sea views. There is a handy built in wardrobe with sliding mirrored doors, white wood effect laminate flooring and a radiator.

BEDROOM THREE

11'10 x 10'09 (3.61m x 3.28m)
Again enjoying sea views from the Double glazed window to the front, this room offers full wall length built in wardrobes and a built in dresser unit, laminate flooring and a radiator.

BEDROOM FOUR

7'00 x 6'00 plus storage (2.13m x 1.83m plus storage)
This room has a double glazed window to the rear, with a built in storage cupboard with shelving, laminate flooring and a radiator.

EXTERNALLY

To the front of the property is a tiered garden featuring a paved section and a gravelled area, with a path up to the front door. The rear garden boasts a small patio entered from the sunroom, ideal for entertaining, with steps leading to a larger patio area and a shed. There are further steps leading to an enclosed decking area and a lawn.

SERVICES

We are advised that all services are connected.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli Office, turn right onto Station Road. Stay in the left lane and at the traffic lights merge left. Take the first right into Harries Avenue and the first left into Spowart Avenue. The property is located on the right hand side advertised by a For Sale Board.