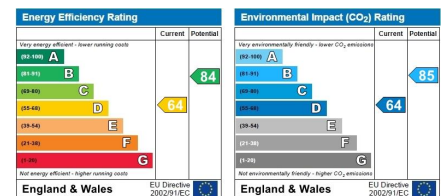




20 Clos Y Gelli, Llanelli SA14 9BB

Offers in the region of £129,995

Mid Terrace Bungalow
Two Double Bedrooms
Low Maintenance Grounds
Convenient Location
EER: D 64



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MD/DT/76615/140920

DESCRIPTION

Located in the popular village of Pemberton is this mid terrace bungalow. Offering an additional conservatory with a spacious lounge, the bungalow has two double bedrooms and a kitchen and bathroom. The rear garden is enclosed and mainly laid to patio or decorative stone, for easier maintenance. There is a storage shed to the rear. The front benefits from a shared driveway leading to off road parking directly in front of the bungalow. Pemberton is a popular location, with its good road access to Trostre Retail parks and in to Llanelli and Swansea. The main bus route is less than 300 yards away. The neighbouring village of Dafen features a grocery store, pharmacy, petrol station and takeaways and the spot has good access to junction 48 of the M4. EER: D 64

HALLWAY

11'07 x 2'11 (3.53m x 0.89m)
Entered via a door from the front with a frosted double glazed side panel with Georgian bars, the hallway has laminate flooring, a radiator and a textured and coved ceiling. Doors lead to:

KITCHEN

8'01 x 7'10 (2.46m x 2.39m)
Fitted with a range of wall and base units with a worktop over, the kitchen incorporates a stainless steel sink and drainer unit, built-in oven with 4 ring gas hob and extractor over and a wall mounted Glow Worm boiler. There is space for a fridge/freezer and space and plumbing for a washing machine. A frosted double glazed window with Georgian bars overlooks the

front driveway. The floor is tiled with part tiled walls and a textured ceiling.

LOUNGE

16'09 x 9'04 (5.11m x 2.84m)
This spacious lounge has a double glazed window to the rear garden. There is a feature fire in a marble effect hearth and surround with a wooden mantle over, a carpet, a radiator and a textured and coved ceiling. A sliding double glazed door leads to:

CONSERVATORY

9' x 8'10 (2.74m x 2.69m)
With double glazed windows to 3 sides and a dwarf brick wall, this additional reception room has laminate flooring and a radiator and overlooks the garden. A double glazed door with Georgian bars leads to the rear garden.

REAR HALLWAY

5'09 x 2'10 (1.75m x 0.86m)
This area is carpeted and has a textured ceiling with access to the loft. Doors lead to:

SHOWER ROOM

8'06 x 4'11 (2.59m x 1.50m)
Fitted with a modern white suite the shower room comprised of a shower in a glazed cubicle, vanity wash hand basin and a WC. There is a frosted double glazed window to the front, the walls are part Respartex, the floor is carpeted and there is a radiator and a textured ceiling.

BEDROOM TWO

8'02 x 7'10 (2.49m x 2.39m)
The double glazed window with Georgian bars overlooks the front. There is a carpet, a radiator and a textured and coved ceiling.

BEDROOM ONE

11'00 x 9'07 (3.35m x 2.92m)
With a double glazed window to the rear

overlooking the garden, this double room has a carpet, a radiator and a textured and coved ceiling.

EXTERNALLY

The rear garden is mainly laid to patio with a gravelled area. It is enclosed by fencing and offers a **WOODEN STORAGE SHED**. To the front of the property is off road parking on a shared driveway.

SERVICES

To be confirmed.

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 Leasehold

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- SA15 1AQ, head left towards Eastgate, passing Asda and Odeon on your left. Take the third exit at the roundabout. At the next roundabout, take the third exit, heading towards Trostre. Take the first exit and merge in to the right lane. At the traffic lights, turn right up the hill. Fork left and take the first left in to Clos Y Gelli. The property is on the right, in the cul de sac.