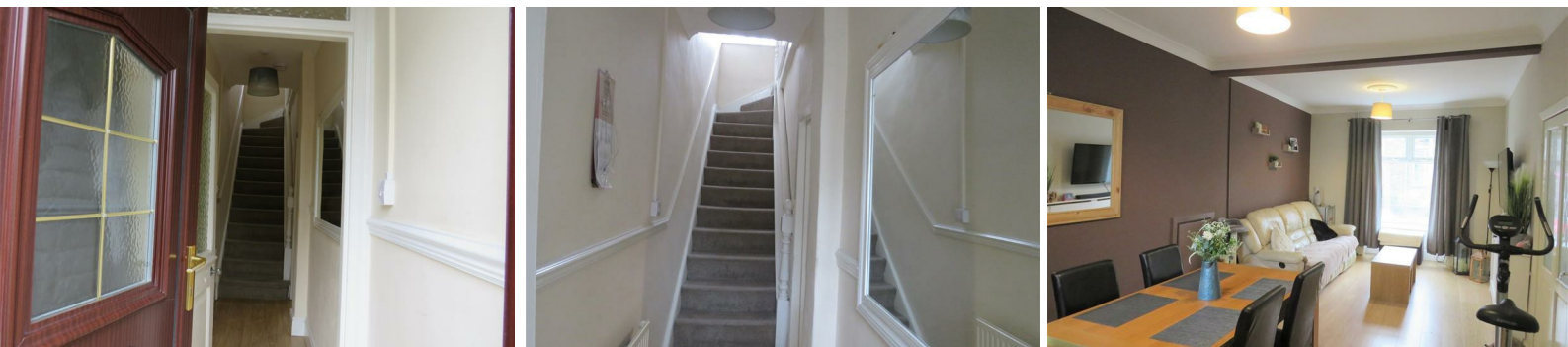




**42 Llwynhendy Road, Llanelli, Carmarthenshire SA14 9DP**  
**£109,995**

Willow Estates have pleasure in Offering For Sale, A TWO BEDROOM plus Loft Room, Mid Terrace House. The Property is situated in the Village of Llwynhendy, close to local amenities and Schools. The Property comprises Entrance, Vestibule, Hallway, Lounge, Kitchen, Family Bathroom, Two Bedrooms, Loft Room. External: A rear Garden, laid to concrete. NO CHAIN Energy Rating D



### Entrance

Via uPVC double glazed front door

### Vestibule 3'3 x 4'0 approx (0.99m x 1.22m approx)

Textured ceiling, tiled floor into:

### Hallway 9'1 x 3'2 approx (2.77m x 0.97m approx)

Textured and coved ceiling, wood and glass paned door, dado rail, radiator, laminate floor, stairs to First Floor, door into:

### Lounge 21'7 x 10'2 approx (6.58m x 3.10m approx)

Plain and coved ceiling, uPVC double glazed window to front, uPVC double glazed window to rear, radiator, laminate floor, door into:

### Kitchen 9'9 x 7'7 approx (2.97m x 2.31m approx)

Comprising of wall and base units with complimentary worksurface over, space for fridge freezer, space for cooker, under stairs storage space, stainless steel single sink unit with mixer tap over, uPVC double glazed window to side, uPVC double glazed door to side., door into:

### Bathroom 7'8 x 7'5 approx (2.34m x 2.26m approx)

Textured and coved ceiling, Kidney shaped Bath with shower screen, electric shower over with tiled area around, radiator, pedestal wash hand basin, laminate floor uPVC double glazed window to side, step up into:

### W.C. 4'5 x 7'1 approx (1.35m x 2.16m approx)

Plain and coved ceiling, uPVC double glazed window to side, low level toilet, radiator, laminate floor, space for washing machine, space for tumble dryer.

### First Floor

#### Landing

uPVC double glazed window to rear, plain and coved ceiling, radiator

### Bedroom One 11'6 x 10'3 approx (3.51m x 3.12m approx)

Smooth and coved ceiling, two uPVC double glazed window to front, laminate floor, storage cupboard, radiator, stairs to:

### Loft Room 13'9 x 11'7 approx (4.19m x 3.53m approx)

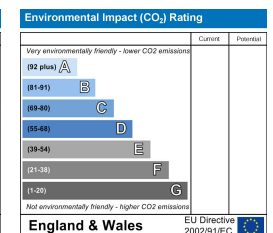
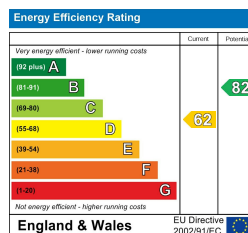
plain ceiling, Velux window, two storage areas in the eaves, radiator, smoke detector.

### Bedroom two 7'9 x 11'4 approx (2.36m x 3.45m approx)

Plain and coved ceiling, uPVC double glazed window to rear, airing cupboard housing Worcester Boiler, laminate floor.

### Property Disclaimer

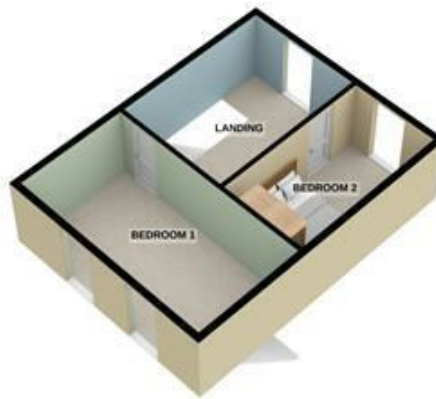
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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