



9 Porth Y Gar, Llanelli, Carmarthenshire SA14 9TJ
£179,000

Willow Estates have pleasure in offering for sale an ATTRACTIVE AND WELL PRESENTED THREE BEDROOM MID LINK house located in the village of Bynea with excellent links to the city of Swansea, Trostre Retail Park and Llanelli Town Centre. The Accommodation within comprises of Entrance Hallway, Cloakroom, Kitchen, Lounge with Dining Area, Three Good Size Bedrooms (Master with En-suite) and Family Bathroom. Externally the property benefits from an enclosed rear garden and Garage. Viewing is Highly Recommended to fully appreciate. Energy Rating C



Entrance

Access via entrance door leading into:

Entrance Hallway

Coved and smooth ceiling, laminate wood floor, radiator, stairs to first floor, under stairs storage cupboard, smoke detector.

Cloakroom

A two piece suite comprising of low level W.C., pedestal wash hand basin, smooth ceiling, radiator, laminate wood floor, uPVC double glazed window to front, part tiled walls.

Lounge with Dining Area 20'9 x 10'6 approx (6.32m x 3.20m approx)

Smooth ceiling, radiator, laminate wood floor, uPVC double glazed window to front, arching into Dining Area, radiator, uPVC double glazed French door to rear garden.

Kitchen 11'2 x 8'4 approx (3.40m x 2.54m approx)

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, smooth ceiling, cupboard housing boiler, gas four ring hob with extractor fan over, electric oven, vinyl tiled effect flooring, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to rear.

First Floor

Landing

Smooth ceiling, smoke detector, access to loft space, radiator.

Bedroom One 11'0 x 8'3 approx (3.35m x 2.51m approx)

Smooth ceiling, radiator, built in wardrobes, uPVC double glazed window to front, door into:

En-suite

A three piece suite comprising of shower in shower enclosure, pedestal wash hand basin, low level W.C., smooth ceiling, shaver point, part tiled walls, extractor fan.

Bedroom Two 11'4 x 9'6 approx (3.45m x 2.90m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear, built in wardrobes.

Bedroom Three 8'2 x 8'1 approx (2.49m x 2.46m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear.

Family Bathroom 8'0 x 5'7 approx (2.44m x 1.70m approx)

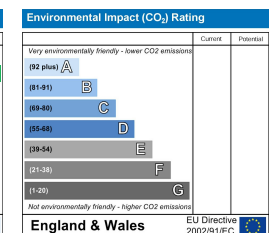
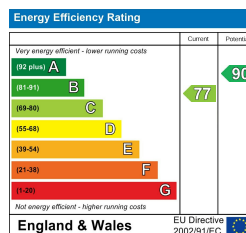
A three piece suite comprising of pedestal wash hand basin, low level W.C., bath with shower over, smooth ceiling, extractor fan, part tiled walls, vinyl tiled effect flooring, radiator, uPVC double glazed window to front, shaver point.

External

The front of the property is laid to lawn. The rear enclosed garden is laid mainly to lawn with decked and paved areas, access to the Garage. The Garage is the middle of three with parking for approximately two cars in front of the garage.

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



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GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 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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