



112 Corporation Avenue, Llanelli, SA15 3SR  
£229,995





A spacious three bedroom detached bungalow set on Corporation Avenue, Llanelli.

A light and airy home with a lovely layout, garage and off road parking. Briefly comprising of entrance hallway, lounge, dining room, modern fitted kitchen, conservatory, four piece family bathroom and three bedrooms.

Benefiting further from a driveway, garage with lighting and sockets plus front and rear gardens.

Must be seen!!!!

### Entrance

9'0" (2.75)

Entered via an obscure uPVC double glazed door with obscure uPVC double glazed panels

### Hallway

Coving to ceiling, radiator, two storage cupboards, access to loft with pull down ladder and fully boarded with lighting, doors to:

### Bedroom Three

10'9" x 9'8" (3.28 x 2.95)

Coving to ceiling, uPVC double glazed bay window, radiator, built in wardrobes.

### Bedroom Two

10'8" x 7'8" (3.26 x 2.36 )

Coving to ceiling, radiator, uPVC double glazed window.

### Bedroom One

10'8" x 9'7" (3.27 x 2.93)

Coving to ceiling, uPVC double glazed window, radiator.

### Bathroom

9'0" max x 9'7" max (2.76 max x 2.94 max)

Fitted with a four piece suite comprising of shower, bath, W.C and wash hand basin, part tiled walls, obscure uPVC double glazed windows, radiator, coving.







### Kitchen 3.17 x 3.84

10'4" x 12'7" (3.17 x 3.84)

Fitted with a range of matching wall and base units with work surface over, four ring gas hob with extractor fan over, stainless steel 1 and 1/2 bowl sink with drainer and mixer tap, eye level oven and grill, plumbing for washing machine, space for fridge/freezer, part tiled walls, door to airing cupboard, radiator, coving, uPVC double glazed window, obscure uPVC double glazed door, radiator, door to dining room, door to:

### Conservatory

10'9" x 7'8" (3.29 x 2.36)

uPVC double glazed windows, uPVC double glazed sliding doors, radiator.

### Dining Room

14'2" x 8'10" (4.34 x 2.71)

Coving to ceiling, radiator, uPVC double glazed window, double doors to:

### Lounge

13'3" x 19'9" (4.05 x 6.03)

Coving to ceiling, uPVC double glazed windows, radiator x2, decorative fireplace.

### External

This beautiful home boasts a front garden that has been laid to lawn with a hedge, and a paved rear garden, with uPVC double glazed door into the garage driveway gated

### Garage

11'9" x 19'7" (3.59 x 5.98)

Lighting, uPVC obscure double glazed window, sockets, obscure uPVC double glazed door







**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

### Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		80	
		56	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC