

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)

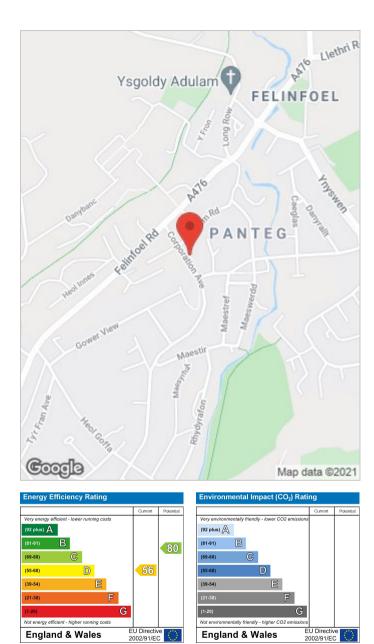
Lighting, uPVC obscure double glazed window, sockets, obscure uPVC double glazed door



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.



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