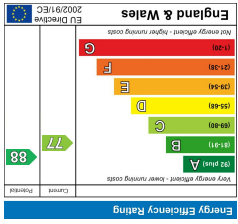
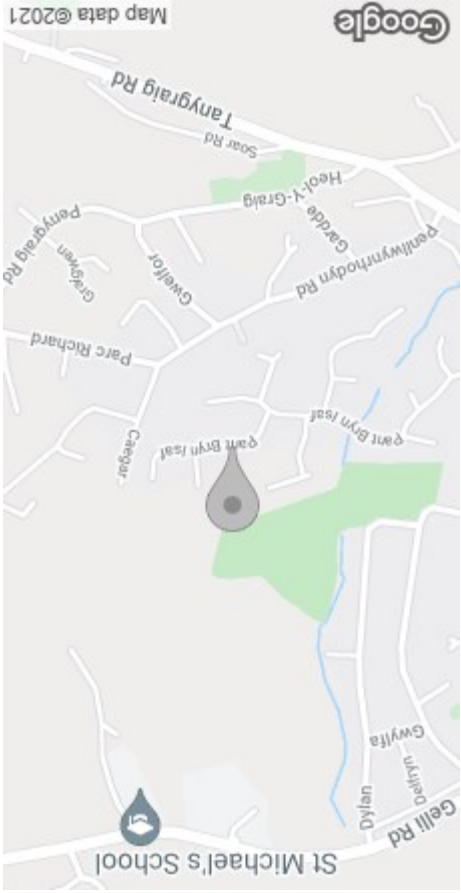


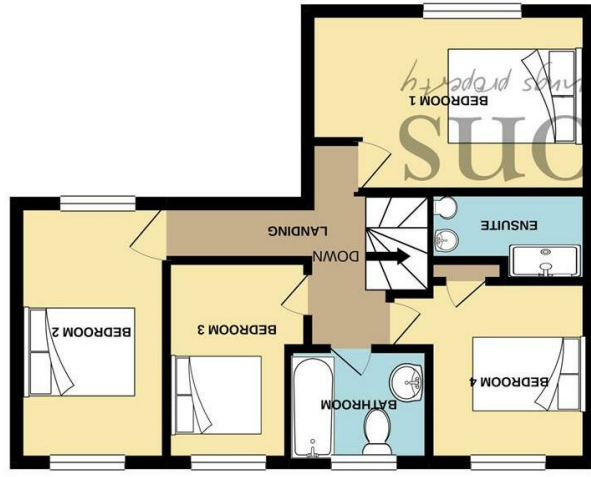
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EPC



AREA MAP



1ST FLOOR
388 sq. ft. (36.1 sq.m.) approx.



GROUND FLOOR
445 sq. ft. (41.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with floorplan ©2021.



115 Pant Bryn Isaf
 Llwynhendy, Llanelli, SA14 9EJ
Offers In The Region Of £315,000



GENERAL INFORMATION

We have great pleasure to offer for sale this modern Five Bedroomed Detached Property which would make an ideal family home and is located in a quiet cul-de-sac, on a modern development. The property is conveniently located and offers a range of local amenities i.e local schools, shops restaurants etc and is only a short drive from Trostre retail park, costal paths and town centre.

The property Briefly comprises: Hallway, Cloakroom, Lounge, Kitchen/Diner, Utility Room Bedroom Five, En-suite. to the ground floor. **FIRST FLOOR:** 4 Bedrooms, En-suite to master, Family Bathroom. **EXTERNALLY:** Lawn and driveway to front, enclosed south facing garden to rear.

*****WE HIGHLY RECOMMEND VIEWING THIS PROPERTY TO APPRECIATE ALL IT HAS TO OFFER****

FULL DESCRIPTION

ENTRANCE

Lawn area to front which has shrub boarder, driveway to side providing ample off road parking. Composite front door to:

HALLWAY

Stairs to first flooring, storage cupboard, laminated wood flooring, radiator. Doors to:

CLOAKROOM

6'3" x 3'5" (1.91 x 1.05)

Frosted glazed window to front aspect, walls tiled to half way, vinyl flooring, W.C, pedestal wash hand basin.

LOUNGE

15'10" x 14'3" (4.84 x 4.36)

Double glazed bay window to front and further window to side, two wall mounted radiators. laminated wood flooring.

KITCHEN/DINER

25'3" x 9'9" (7.71 x 2.99)

Dining Area : Ceramic tiled flooring, radiator. double glazed patio doors opening into rear garden.

Kitchen Area: Fitted with a modern range of wall and base units having worktops over, inset stainless steel sink unit with double glazed window over looking rear garden. Space for American fridge/freezer, Range cooker with extractor hood over, space for dishwasher, vinyl flooring. Arch way to :



UTILITY ROOM
8'0" x 6'3" (2.45 x 1.91)
Fitted with wall and base units with work top over, plumbed for automatic washing machine, space for tumble dryer. Wall mounted boiler, glazed composite door opening to side aspect, ceramic tiled flooring.

BEDROOM FIVE
10'6" x 9'0" (3.21 x 2.76)

Laminated wood flooring, double glazed window over looking rear garden with radiator under, storage cupboard/wardrobe provides ample storage/hanging space. Door to:

EN-SUITE
5'9" x 7'4" (1.77 x 2.26)

Corner shower cubicle, W.C, Pedestal wash hand basin. Ceramic tiled floor and walls, frosted double glazed window to front aspect.

FIRST FLOOR

Reached via stairs found in hallway.

LANDING

Attic access, Doors to:

BEDROOM ONE
16'0" x 11'6" (4.88 x 3.52)

Found at the front of the property having double glazed window to same aspect, radiator, laminated wood flooring. Door to:

EN-SUITE
7'4" x 4'0" (2.24 x 1.24)

Shower cubicle, pedestal sink unit, W.C, Vinyl flooring, walls tiled to half way.

BEDROOM TWO
15'11" x 8'11" (4.86 x 2.73)

Double glazed window to front and rear aspect, radiator, laminated wood flooring.

BEDROOM THREE
13'1" x 7'5" (3.99 x 2.28)

Laminated wood flooring, double glazed window over looking rear garden, radiator.

BEDROOM 4
10'10" x 10'9" (3.31 x 3.29)

Airing cupboard, radiator, double glazed window to rear, laminated wood flooring.

BATHROOM

White suite comprising :- Panelled bath, W.C, Pedestal wash hand basin. Vinyl flooring, tiled walls, frosted glazed window to rear, radiator.

EXTERNALLY

GARDEN

Enclosed south facing rear garden which is laid mainly to lawn, having patio areas and pergola, storage shed.

