



63 Station Road, Llanelli, SA14 8UD

£499,995



Davies
CRADDOCK

We are delighted to present for sale this unique opportunity to purchase this deceptively spacious six bedroom detached property in the sought-after location of Station Road, Llangennech.

Llangennech being set conveniently off junction 48 of the m4 motorway with local amenities and schools within walking distance of the property. The property is also within proximity to coastal walks and Llangennech railway station.

The property itself is a former public house set over three floors within expansive grounds of approximately 0.7 acres and briefly comprises:

ENTRANCE PORCH

Via uPVC door, tiled flooring into:

HALLWAY

LOUNGE

13'9" x 13'5" (4.2 x 4.1)

Two Upvc window to side, uPVC windows to front, tiled flooring throughout, oak double doors for ease of separation. Leading into what is currently used as an office.

SITTING ROOM

25'11" x 16'0" (7.9 x 4.9)

UPVC window to front, tiled flooring throughout, feature fire place, two radiator, with underfloor heating throughout.

UTILITY ROOM

10'5" x 14'1" (3.2 x 4.3)

uPVC windows to front and rear, space for washing machine and tumble dryer, door into:

WC

3'3" x 4'11" (1 x 1.5)

uPVC window to side, tiled flooring, wash hand basin with mixer tap.

HALLWAY

Stairs to first floor, door to:

KITCHEN

19'4" x 29'10" (5.9 x 9.1)

UPVC trifold door to rear garden, two uPVC window to side, fully tiled flooring, two velux type windows, recently installed fitted kitchen with a range of wall and base units with complementary work surfaces, island with ProStone composite work surface, stainless steel sink with built in waste disposal, mixer taps, space for plumbed in American style fridge freezer, dishwasher, two built in ovens, six burner gas hob, recessed seating area, with uPVC patio doors to rear garden.

FIRST FLOOR





LANDING

uPVC window to front, radiator, stairs to second floor, doors to

MASTER BEDROOM

18'8" x 17'4" (5.7 x 5.3)

Two uPVC windows to side, uPVC window to rear, two radiators, feature stone walls, vaulted ceiling with feature beams.

BEDROOM TWO

12'5" x 13'5" (3.8 x 4.1)

UPVC window to rear, fitted wardrobes, radiator.

BEDROOM THREE

12'5" x 13'9" (3.8 x 4.2)

UPVC window to front, radiator.

BEDROOM FOUR

10'5" x 12'9" (3.2 x 3.9)

UPVC window to front, radiator.

BATHROOM

10'5" x 12'5" (3.2 x 3.8)

Two obscure uPVC windows to side, radiator, wc, freestanding bath with mixer tap, his and hers pedestal sinks with mixer taps, shower cubicle with power shower, extractor fan.

SECOND FLOOR

LANDING

Recess storage space, storage cupboard doors to:

BEDROOM FIVE

10'2" x 18'4" (3.1 x 5.6)

Velux type windows to front and rear, spotlighting, electric heater.

BEDROOM SIX

8'6" x 16'0" (2.6 x 4.9)

Velux type windows to front and rear, electric heater, spot lighting.

SHOWER ROOM

7'2" x 6'6" (2.2 x 2.0)

Velux type window to rear, wc, part tiled walls, tiled flooring, wash hand basin, shower cubicle with electric shower.

EXTERNALLY

Fully enclosed gardens with expansive lawn, detached double garage with first floor space, patio area with decking and pergola, gated access to driveway. Landscaped garden to front with gated entrance and wrought iron surround.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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