



6 Golwg Yr Afon, Llanelli, Carmar SA14 8SX
£225,000

Willow Estates have pleasure in Offering For Sale A WELL PRESENTED AND ATTRACTIVE THREE BEDROOM DETACHED House, situated in the sought after Village of Llangennech with excellent access to the M4 and local amenities. The Accommodation within comprises of Entrance Hallway, Lounge, Open Plan Kitchen/Diner, Utility Room, Three Bedrooms and Family Bathroom. Externally there is Garage to the side of the Property, with a drive, lawned area, side pedestrian access leading to a lawned area with path leading to Patio Area with electric point. Viewing highly recommended to Fully Appreciate. Energy Rating D



Entrance:

Via uPVC double glazed door into:

Hallway 5'6 x 5'9 approx (1.68m x 1.75m approx)

Smooth ceiling, stairs to First Floor, radiator, laminate floor, under stairs storage cupboard, door into:

Lounge 14'3 x 12'0 approx (4.34m x 3.66m approx)

Smooth and coved ceiling, uPVC double glazed bay shaped window to front, uPVC double glazed window to side, radiator, laminate floor.

Kitchen with Dining Area 18'8 x 12'24 approx (5.69m x 3.66m approx)

Kitchen Open Plan, Smooth ceiling, spotlights and comprising of wall and base units with complimentary work surface over, single stainless steel sink unit, with mixer tap over, electric cooker with 4 ring gas hob, space for Fridge Freezer, breakfast bar, lino flooring, uPVC double glazed window to rear into Dining Area, uPVC double glazed Patio doors to rear, wall mounted radiator.

Utility 6'9 x 6'9 approx (2.06m x 2.06m approx)

Plain ceiling, spot lighting, wall and base units with complimentary work surface over, single sink unit with mixer tap over, space for tumble dryer, space for washing machine, uPVC double glazed door to rear, uPVC double glazed window to rear, lino flooring, radiator.

First Floor

Landing 9'5 x 3'1 approx (2.87m x 0.94m approx)

Plain ceiling, uPVC double glazed window to side, access to Loft.

Bedroom One 7'5 x 6'1 approx (2.26m x 1.85m approx)

Plain ceiling, radiator, uPVC double glazed window to front, built in storage cupboard.

Bedroom Two 10'7 x 8'3 approx (3.23m x 2.51m approx)

Plain ceiling, uPVC double glazed window to front, radiator.

Bedroom Three 8'9 x 11'6 approx (2.67m x 3.51m approx)

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

Family Bathroom 8'9 x 6'1 approx (2.67m x 1.85m approx)

Plain ceiling, spot lighting, uPVC double glazed window to rear, three piece suite, comprising of low level toilet, wash hand basin in vanity unit, chrome Towel Heater, extractor fan, kidney shaped Bath with shower screen, over head shower with tiled walls around, lino flooring.

External

To the Front: Steps leading down to front door, Drive, Garage to the side of Property housing Boiler, lawned area, side gated access to rear.

To the Rear: Patio Area, power point, lawned area

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



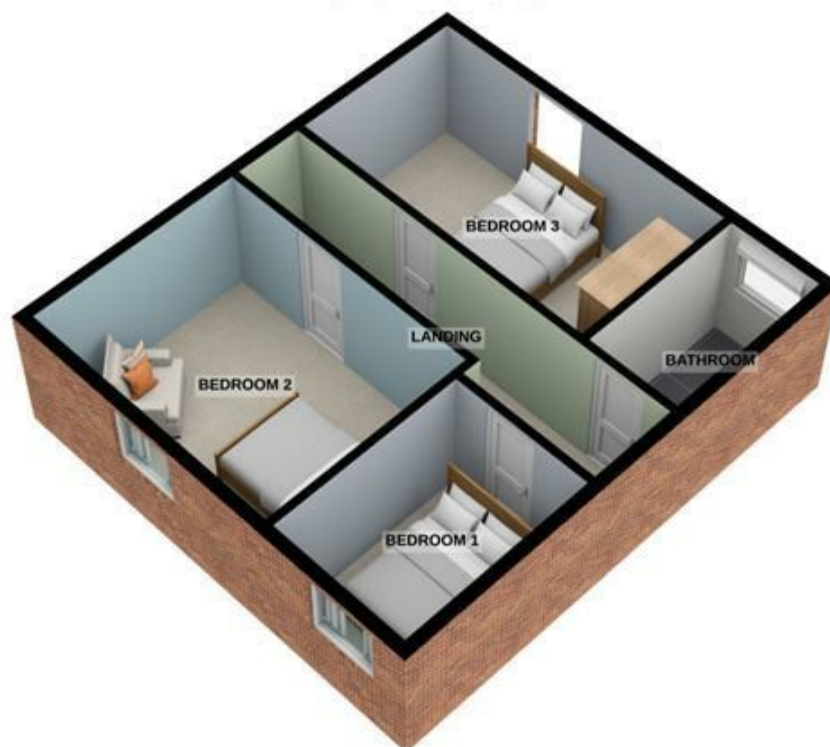
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 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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