



**Erw Non**

Llannon, Llanelli, SA14 6BH

**Asking Price Of £190,000**

# Property Features

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- Detached Bungalow
- Two Bedrooms
- Detached Garage
- Off Road Parking
- Conservatory
- No Chain
- Village Location
- Oil Central Heating
- uPVC Double Glazing
- Viewing By Appointment

## Full Description

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Cymru Estates are delighted to offer For Sale a Detached Bungalow located in the popular Village of Llannon with excellent links to Llanelli, Crosshands and Junction 48 of the M4. Situated on a corner plot, the property benefits from detached garage, off road parking and oil central heating. The accommodation comprises of Entrance Hallway, Lounge, Conservatory, Kitchen, Two Bedrooms and Bathroom. No Chain. EPC Rating- tbc. Viewing by Appointment.

### ENTRANCE

uPVC double glazed entrance door into:

### ENTRANCE HALLWAY

Laminate flooring, textured & coved ceiling, radiator, uPVC double glazed window to front with obscure glass, hatch to attic space, two storage cupboards with shelving and hanging space.

### LOUNGE

12' 1" x 14' 9" (3.68m x 4.5m)

Laminate flooring, textured & coved ceiling, radiator, uPVC double glazed window to front, dado rail.

### CONSERVATORY

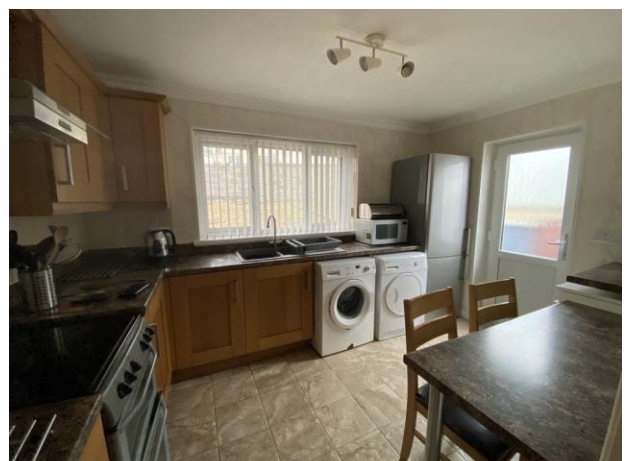
11' 8" x 12' 5" (3.56m x 3.78m)

Of uPVC construction with dwarf wall, uPVC double glazed French doors to side, laminate flooring.

### KITCHEN

11' 11" x 8' 0" (3.63m x 2.44m)

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 composite sink unit with mixer tap, freestanding electric oven, grill & 4 ring hob with extractor hood over, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, breakfast bar, oil central heating boiler, partly tiled walls over worksurface, Respatex to walls, uPVC double glazed window to rear, uPVC double glazed door to side with obscure glass, radiator,



textured & coved ceiling, tiled flooring.

#### BEDROOM 1

11' 3" x 11' 3" (3.43m x 3.43m)

Textured & coved ceiling, radiator, uPVC double glazed French doors to rear with side windows, laminate flooring.

#### BEDROOM 2

9' 9" x 11' 3" (2.97m x 3.43m)

Textured & coved ceiling, radiator, uPVC double glazed window to front, laminate flooring.

#### BATHROOM

Fitted with a three piece suite comprising of shower enclosure, low level W.C and wall mounted wash hand basin set in vanity unit, radiator, tiled flooring, Respatex to walls, textured ceiling with spotlighting, uPVC double glazed window to rear with obscure glass.

#### EXTERNAL

Front and side garden laid with ornamental chippings and paved pathway, detached garage to side with up and over door, off road parking, gated side access to rear garden laid with ornamental chippings and steps down to paved pathway, oil tank.

#### DISCLAIMER

#### GENERAL INFORMATION

**VIEWING:** By appointment with Cymru Estates.

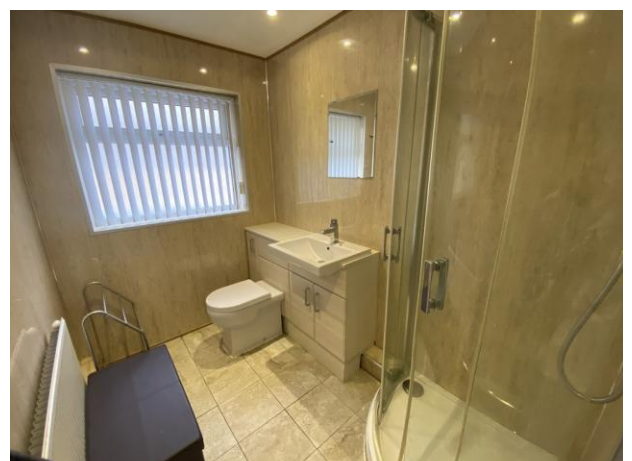
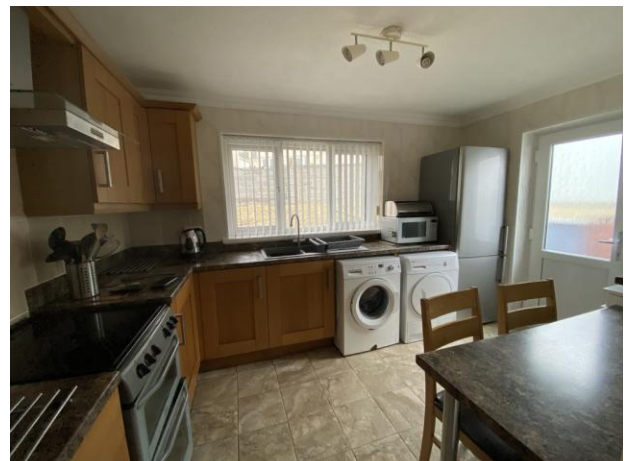
**SERVICES:** Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

#### IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

#### DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements