



8 Pemberton Park, Llanelli, SA14 8NN
£189,995

We are pleased to present for sale this recently renovated detached bungalow in the sought after location of Pemberton Park, Llanelli. Set within a short drive of both Trostre & Pemberton Retail Parks along with easy access to junction 48 of the M4 motorway. The property briefly comprises entrance hall, lounge, bathroom, kitchen with open aspect dining area, utility room and three bedrooms with a master en-suite. Externally there is a rear enclosed garden with storage shed. To the front there is a decorative lawn area and drive for off road parking. The property comes with no onward chain making viewing of the property is essential to appreciate all it has to offer. EPC RATING - D

Take a property tour for yourself by clicking on our Virtual Tour link today at <https://youtu.be/hB5KhGvsCqU>

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ENTRANCE HALL

Via UPVC door , plastered walls and ceiling ,laminare flooring storage recess, radiator, spot lighting with smoke detector, doors to:

LOUNGE 3.6 x 5.4 (11'10" x 17'9")

UPVC window to front, two radiators, plastered walls and ceiling, telephone and television points, feature fireplace with marble hearth.

BATHROOM 2.3 x 1.7 (7'7" x 5'7")

Two uPVC obscure windows to side, majority tiled walls, extractor fan, w.c. , sink with mixer tap and vanity unit, p shaped bath with shower and glass fitted shower screen.

KITCHEN/DINING ROOM 3 x 3.4 4.7 x 2.9 (9'10" x 11'2" 15'5" x 9'6")

UPVC windows to both aspects , two radiators, vertical radiator , plastered walls and ceiling, laminate flooring, range of wall and base units with complementary work surfaces, stainless steel sink with mixer taps and tiles splash back, integrated dishwasher, waist height oven , five ring gas hob and cooker hood, wine chiller, larder fridge. Spot

lighting throughout.

UTILITY ROOM 1.6 x 3.4 (5'3" x 11'2")

UPVC door to side, radiator, plastered walls and ceiling, spot lighting, Baxi combination boiler, wall and base units with complementary work surfaces and integrated larder freezer , stainless steel sink with mixer tap, tiled splashback,

MASTER BEDROOM 4.6 x 2.6 (15'1" x 8'6")

UPVC window to side, plastered walls and ceiling, radiator, fitted wardrobe , television point.

ENSUITE 2.6 x 0.8 (8'6" x 2'7")

UPVC obscure window to side, shower cubicle with fully tiled enclosure, wash hand basin with vanity unit, WC.

BEDROOM TWO 3.6 x 3.4 (11'10" x 11'2")

UPVC window to rear, radiator, plastered walls and ceiling, fitted wardrobes.

BEDROOM THREE 2.7 x 2.9 (8'10" x 9'6")

UPVC window to rear, radiator, laminate flooring, plastered walls and ceiling.

EXTERNALLY

REAR

Fully enclosed rear garden with lawn and storage shed and side access.

FRONT

Decorative lawn area with driveway for off road parking.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400

