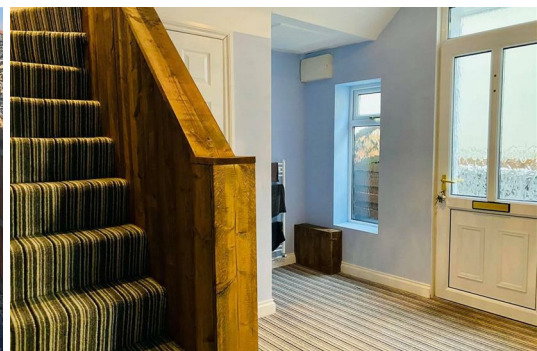




19 Waun Road, Llanelli, Carmarthenshire SA15 3RS
£149,995

Willow Estates have pleasure in offering for sale a Well Presented THREE BEDROOM SEMI DETACHED in a cul-de-sac location and in a popular area close to local Primary School and with easy access to Llanelli Town Centre and its amenities. The Accommodation within comprises of Entrance Hallway, Kitchen, Lounge, Sitting Room, Three Bedrooms and Bathroom with Separate W.C. Externally the property has a front garden which provides Off Road Access for Several Vehicles and a rear garden. Energy Rating - E



Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hallway

A spacious hallway, smooth ceiling, wall mounted towel heater, wall mounted boiler, stairs to first floor, uPVC double glazed window to side, under stairs storage cupboard with shelves and uPVC double glazed window.

Kitchen 7'6 x 10'7 approx (2.29m x 3.23m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and smooth ceiling, spotlights, space for fridge freezer, plumbing for washing machine, space for cooker, circular stainless steel sink with mixer tap, tiled floor, uPVC double glazed window to front.



Lounge 14'5 x 10'5 approx (4.39m x 3.18m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to front.



Sitting Room 11'0 x 11'5 approx (3.35m x 3.48m approx)

Coved and smooth ceiling, radiator, laminate wood floor, uPVC double glazed French Doors to rear garden.

First Floor

Landing

Smooth ceiling, spotlights, uPVC double glazed window to rear, storage shelves, access to loft space via pull down ladder.

Bedroom One 14'6 x 10'4 approx (4.42m x 3.15m approx)

Smooth ceiling, spotlights, recess shelves, radiator, uPVC double glazed window to front

Bedroom Two 11'3 x 11'4 approx (3.43m x 3.45m approx)

Smooth ceiling, radiator, spotlights, uPVC double glazed window to rear.

Bedroom Three 7'5 x 9'8 approx (2.26m x 2.95m approx)

Smooth ceiling, radiator, laminate wood floor, radiator, uPVC double glazed window to front with views over the Gower.



Bathroom

A two piece suite comprising of panelled bath with shower over, pedestal wash hand basin, wall mounted towel heater, coved and smooth ceiling, part tiled walls, laminate wood floor, uPVC double glazed window.

Separate W.C.

Low level W.C., coved and smooth ceiling, tiled floor, part tiled walls, uPVC double glazed window to side.

External

The front of the property is laid to lawn with gravelled drive providing off road parking for several vehicles, side pedestrian access leads to the rear garden which is laid mainly to lawn with decked area. Storage Shed.



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	41	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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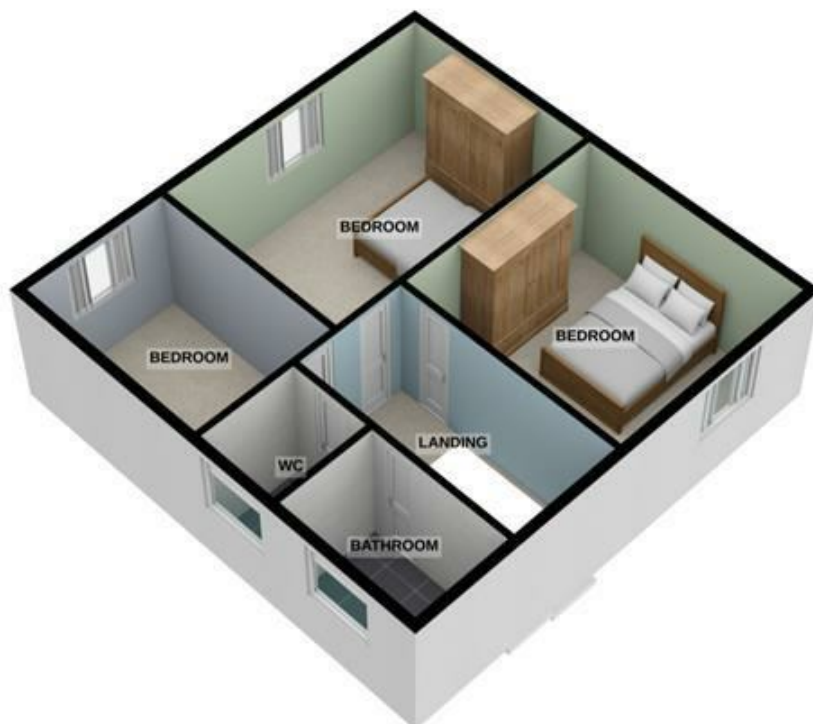
E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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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