



6 Cleviston Park, Llanelli, Carmarthenshire SA14 9UW
£169,995

Willow Estates have the pleasure in offering FOR SALE a THREE BEDROOM SEMI DETACHED DORMER, situated in the popular village of Llangennech with all village amenities within walking distance and access to the M4 corridor close by. Briefly comprising of Entrance Hallway, Lounge/Dining Room, Kitchen, Bedroom One and to the First Floor Two Bedrooms and Family Bathroom. Externally there are front and rear Gardens, a Driveway and Detached Garage. Well Presented and offering views from the front of the property, viewing is Highly Recommended. EPC TBC.



Entrance:

Via obscured double glazed entrance door into:

Entrance Hallway:

Smooth ceiling, smoke detector, radiator, laminate wood floor, storage cupboard, under stairs area, stairs to first floor, doors into:

Lounge/ Dining Room: 30' x 11'5 approx (9.14m x 3.48m approx)

Coved and smooth ceiling uPVC double glazed window to front, uPVC double glazed patio door to rear, two radiators, laminate wood flooring, opening into:

Kitchen: 11'1 x 8'5 approx (3.38m x 2.57m approx)

Smooth ceiling, uPVC double glazed window to rear, uPVC obscured double glazed door to rear, part tiled walls, tiled floor, range of wall and base units with complimentary work surfaces over, stainless steel sink unit and drainer with mixer tap, space for cooker, extractor fan over, space for washing machine. Wall mounted boiler.

Bedroom One: 9' x 9' approx (2.74m x 2.74m approx)

Smooth and coved ceiling, uPVC double glazed window to side, radiator.

First Floor:

Landing:

Smooth ceiling, smoke detector, access to loft, uPvc double glazed window to side, airing cupboard, doors into:

Bedroom Two: 13'3 x 14'1 (max) approx (4.04m x 4.29m (max) approx)

Smooth ceiling, uPVC double glazed window to rear, radiator, eaves storage.

Bedroom Three: 14' x 10'3 (max) approx (4.27m x 3.12m (max) approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator, eaves storage.

Bathroom: 6'6 x 6'3 approx (1.98m x 1.91m approx)

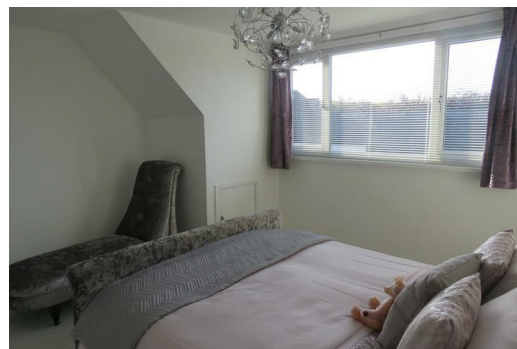
Smooth ceiling, uPVC double glazed window to side, part tiled walls, tiled floor, wall mounted vertical towel heater, three piece suite comprising of low level W.C, pedestal wash hand basin, bath with shower over.

Externally:

To the front of the property is front garden, laid to lawn, with a driveway leading to a detached garage, steps lead up to the property. Gated side pedestrian access leads to the tiered rear back garden, steps lead up to a lawned area and a patio seating area, Access to the detached garage.

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 | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (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 | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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.
Made with Metropix © 2020

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com