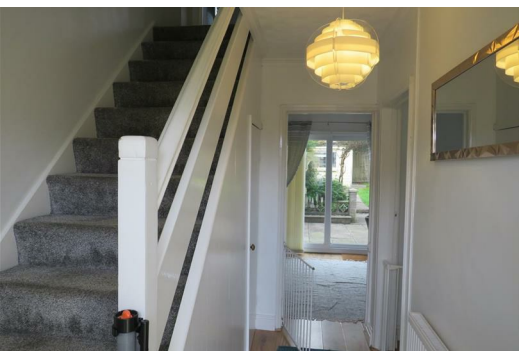




15 Dwyfor, Llanelli, Carmarthenshire SA14 9EH
£110,000

Willow Estates have pleasure in Offering For Sale a TWO BEDROOM SEMI-DETACHED House, located in the Village of Llwynhendy. The Property is located near to all local amenities and Schools, providing good access to Parc Trostre and the M4. Comprising Entrance Hallway, Lounge, Open Plan Kitchen/Diner, Family Bathroom, Two Double Bedrooms. Externally a lawn with driveway, leading to side pedestrian access, to an enclosed rear Garden, with Patio Area, lawns, two storage sheds. Energy Rating D



Entrance

Via uPVC double glazed front door into Hallway.

Hallway 6'2 x 11'2 approx (1.88m x 3.40m approx)

Textured and covered ceiling, stairs to First Floor, radiator, laminate flooring, uPVC double glazed window to front, under stairs storage cupboard, door into :

Lounge 11'6 10'8 approx (3.51m x 3.25m approx)

Textured and covered ceiling, uPVC double bay window to front, two alcoves, laminate floor, radiator

Kitchen/Diner

Dining Room 9'9 x 9'7 approx (2.97m x 2.92m approx)

Plain and covered ceiling, radiator, uPVC double glazed Patio doors to rear, laminate flooring, opening into :

Kitchen 8'0 x 8'9 approx (2.44m x 2.67m approx)

Plain and covered ceiling, uPVC double glazed window to rear, uPVC double glazed door to side. Comprising of wall and base units with complimentary work surface over, one and a half sink basin, tiled floor, space for gas cooker, space for washing machine, space for tumble dryer, tiled walls around

First Floor

Landing 9'2 x 3'4 approx (2.79m x 1.02m approx)

Textured and covered ceiling, access to loft, radiator door into:

Bathroom 6'2 x 6'8 approx (1.88m x 2.03m approx)

uPVC double glazed window to rear, extractor fan, plain ceiling, spot lighting, three piece suite comprising of low level toilet, wall mounted wash hand basin in vanity unit, double shower in enclosed glass cubicle, with large waterfall shower head over, perspex walls around, laminate flooring wall mounted chrome towel holder/radiator.

Bedroom One 9'9 x 14'9 approx (2.97m x 4.50m approx)

Textured and covered ceiling, uPVC double glazed window to front x two, storage cupboard housing Worcester Boiler.

Bedroom Two 10'1 x 10'9 approx (3.07m x 3.28m approx)

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

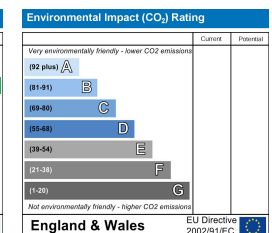
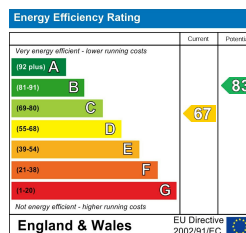
External

To Front: Lawn area, drive to side of Property, pedestrian side access to:

Rear: Enclosed rear Garden with Patio Area, wooden storage shed, brick built storage shed, lawns, mature shrubs.

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



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com