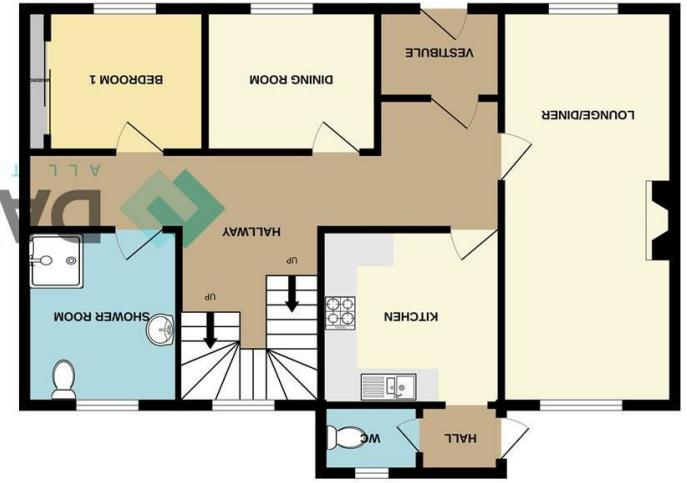
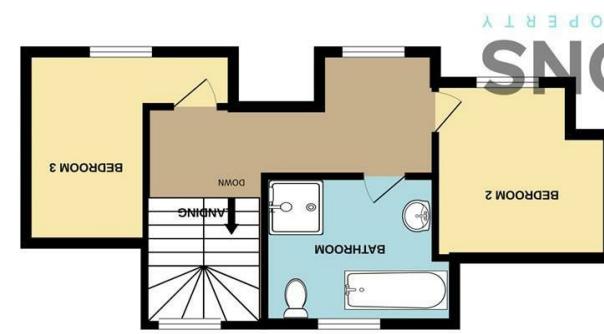
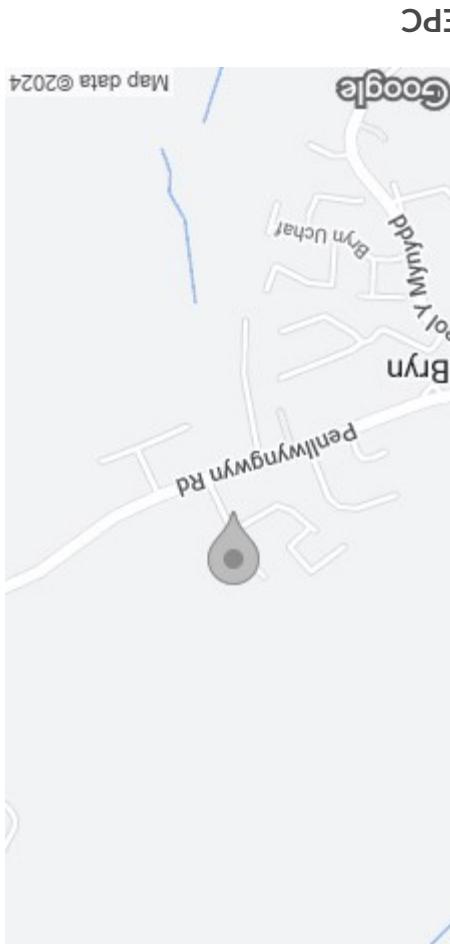


These particulars or representations of facts, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any inaccuracies or misstatements of measurements or dimensions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their condition or working order. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any inaccuracies or misstatements of measurements or dimensions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given as to their condition or working order.

AREA MAP

FLOOR PLAN



1 Penllwyngwyn Farm Drive

Bryn, Llanelli, SA14 9RR

Offers Around £260,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

** NO CHAIN**
** DOUBLE DRIVEWAY **
** VIEWS OVER FIELDS**

Offered for sale is this Detached Dormer Bungalow situated in a popular location close to local Schools, Shops and Amenities with good road links to the M4 and Trostret Retail Park. The property is in need of updating and modernisation.

The accommodation comprises of: Entrance Porch, Hallway, Lounge, Kitchen, Dining Room/Bedroom four, W.C, Shower Room, Bedroom One FIRST FLOOR: Two bedrooms & Bathroom. EXTERNALLY: Garden to the front with Driveways to both sides of property providing ample parking for several vehicles, garage with electricity. EXTERNALLY: Good size enclosed rear garden laid to patio.

FULL DESCRIPTION

ENTRANCE

Garden to front of property laid to lawn with mature trees and shrubs driveway to both sides of property providing ample off road parking for several vehicles, one drive leads to garage, wrought iron gate to side to rear garden.

uPVC door with leaded glazed panel opening to:

VESTIBULE

Wooden stained glass window and door opening into:

HALLWAY

Picture rail, coving, radiator, stairs to first floor. Doors to:

LOUNGE

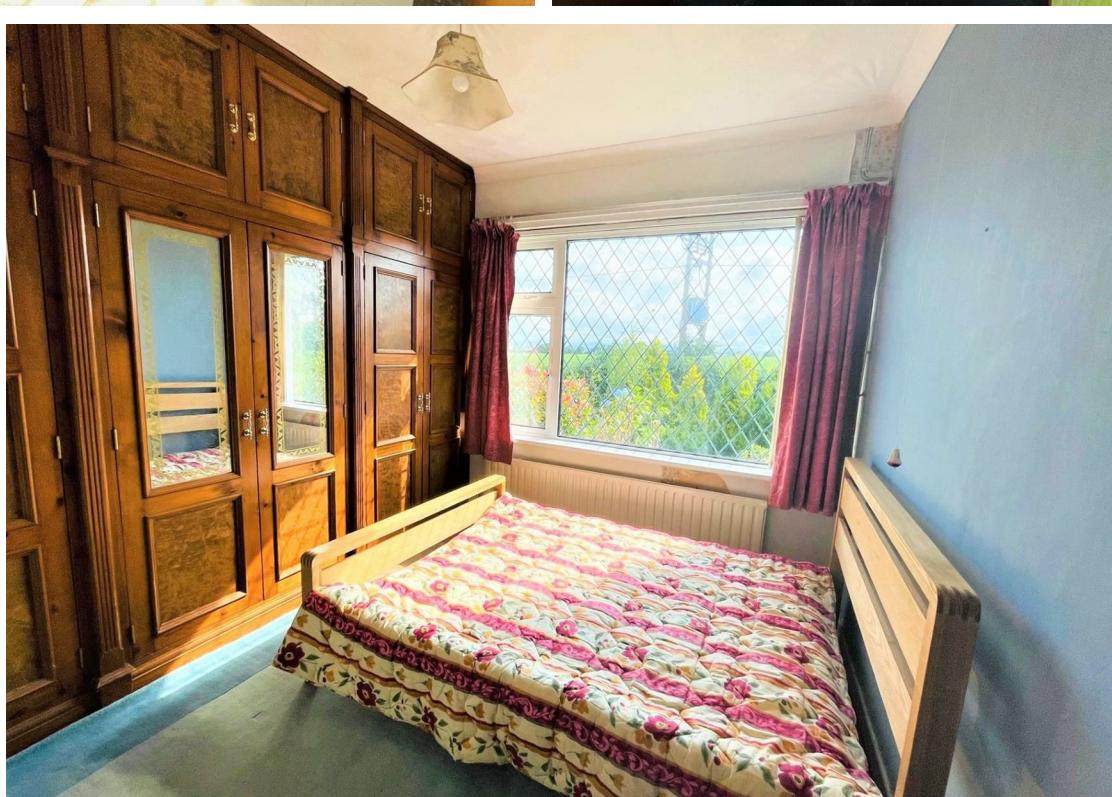
13'4 x 22'5 (4.06m x 6.83m)

uPVC windows to front and rear aspect, two radiators, wood fire surround with open fire, coving to ceiling.

KITCHEN

11 x 15'10 (3.35m x 4.83m)

Fitted with a range of wall and base units with worktops over having inset stainless steel bowl and half sink unit, plumbing for automatic washing machine and dishwasher. Built-in electric double oven and grill with four ring gas hob and extractor hood over, space for freestanding fridge/freezer, radiator, ceramic tiled flooring, leaded uPVC window to side aspect, skylight. Door to:



PORCH

Ceramic tiled walls, uPVC window to rear aspect, door to rear garden. Further door to:

W.C.

Frosted glazed window to side aspect, ceramic tiled floor & walls, W.C. radiator.

DINING ROOM/BEDROOM 4

10'10 x 9'11 (3.30m x 3.02m)

Leaded uPVC window to front aspect overlooking fields, coving to ceiling, radiator.

BEDROOM ONE

11'9 x 8'8 to wardrobes (3.58m x 2.64m to wardrobes)

uPVC glazed window to front aspect overlooking fields, radiator, fitted wardrobes providing ample hanging and storage space.

SHOWER ROOM

9'11 x 9'10 (3.02m x 3.00m)

White suite comprising: Shower cubicle housing mains powered shower, W.C. wash handbasin set into vanity unit with mirror and light above, vinyl flooring, radiator, uPVC window to rear aspect, coving to ceiling.

FIRST FLOOR

Reached via stairs in hallway.

LANDING

uPVC window to front aspect overlooking front garden and fields, radiator, coving, airing cupboard. Doors to:

BEDROOM TWO

10'7 x 12'1 (3.23m x 3.68m)

window to front aspect, radiator, storage into eaves, coving.

BATHROOM

7'9 x 10'8 (2.36m x 3.25m)

Frosted uPVC window to rear aspect, panelled bath, W.C. wash handbasin, shower tray with shower curtain rail with wall mounted 'Triton' shower, radiator, ceramic tiled walls.

BEDROOM THREE

12'2 x 8'2 (3.71m x 2.49m)

uPVC window to front aspect, radiator, coving, picture rail, storage into eaves.

EXTERNALLY

GARDEN

Enclosed rear garden mainly laid to patio for low maintenance boarded with mature shrubs and bushes. Side access gates to both sides of property, out side water tap.

GARAGE

Up and over door.

