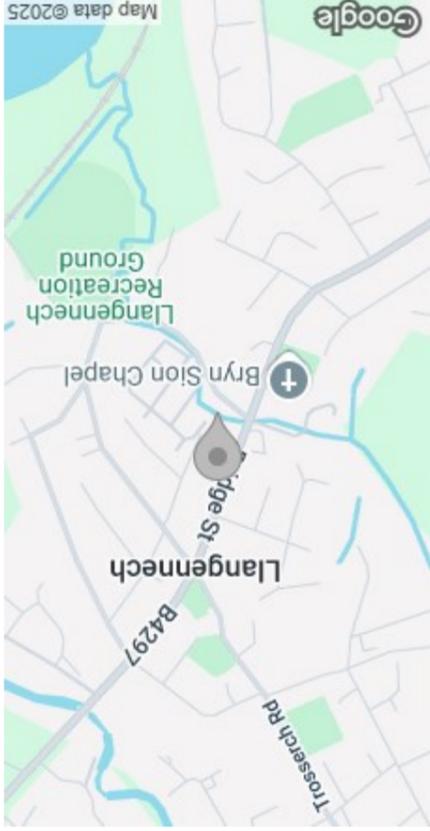


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

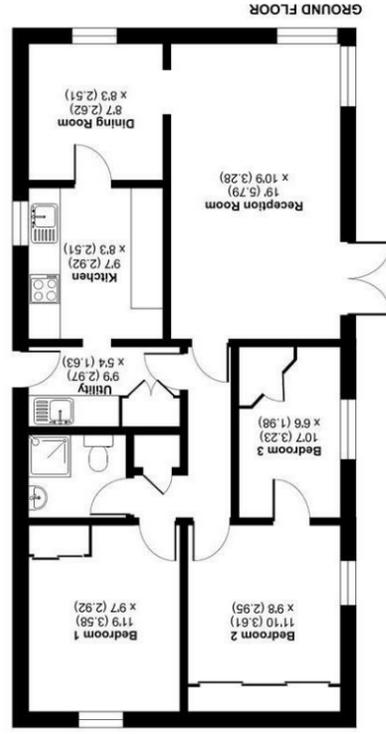
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 1278025.



EPC



AREA MAP



Estuary Park, Llangennech, Llanelli, SA14
 Approximate Area = 828 sq ft / 77 sq m
 For identification only - Not to scale

FLOOR PLAN



DAWSONS

8B Estuary Park
 Llangennech, Llanelli, SA14 8UF
Asking Price £110,000



DAWSONS
 ALL THINGS PROPERTY

GENERAL INFORMATION

Nestled in the tranquil setting of Estuary Park, Llangennech, this delightful detached park home is designed exclusively for those aged over 55. Offering a harmonious blend of comfort and convenience, the property features two well-proportioned bedrooms, including a versatile study that can serve as a guest room or home office. Upon entering, you are welcomed into a spacious lounge that flows seamlessly into the dining room, creating an inviting space for relaxation and entertaining. The kitchen is well-equipped, complemented by a practical utility room that enhances functionality. The family bathroom is conveniently located, ensuring ease of access for all residents. The exterior of the property boasts parking for one vehicle, with an enclosed, level garden to the side and rear, perfect for enjoying the outdoors in privacy. A charming sitting area extends from the lounge, providing an ideal spot for morning coffee or evening relaxation amidst the greenery. Situated in a village location, this park home offers excellent access to the M4 exit, making it a perfect choice for those who commute. Local amenities are just a stone's throw away, ensuring that all your daily needs are easily met. We highly recommend viewing this property to fully appreciate its size, layout, and the serene location it offers. This is a wonderful opportunity to embrace a peaceful lifestyle in a welcoming community.

FULL DESCRIPTION

Entrance

Steps up with covered storm porch.

Utility area

9'8" x 5'4" (2.97 x 1.63)

Kitchen

9'6" x 8'2" (2.92 x 2.51)

Dining Room

8'7" x 8'2" (2.62 x 2.51)

Lounge

18'11" x 10'9" (5.79 x 3.28)

Inner Hallway

Bedroom 1

11'8" x 9'6" (3.58 x 2.92)

Bedroom 2

11'10" x 9'8" (3.61 x 2.95)



Study

10'7" x 6'5" (3.23 x 1.98)

This room was formerly an ensuite to bedroom 2.

Showerroom

External

Parking

Driveway to front

Enclosed side and rear garden

EPC - Not required

Council Tax Band = B

LEASEHOLD

Terms of lease - Ground rent per annum £1,752.72. This fee includes water rates. Due to being a Park home there is no number of years for these homes it is indefinite

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (water cost included in ground rent)
Broadband - The current supplier is Talk Talk (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Tesco
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

