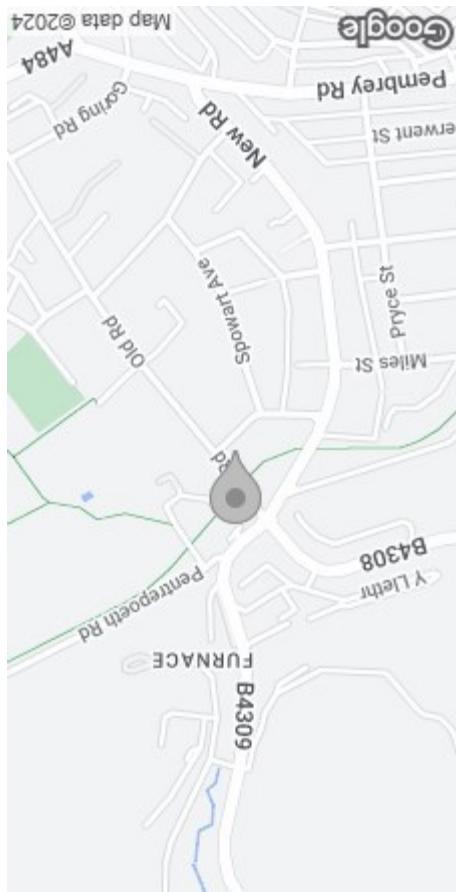


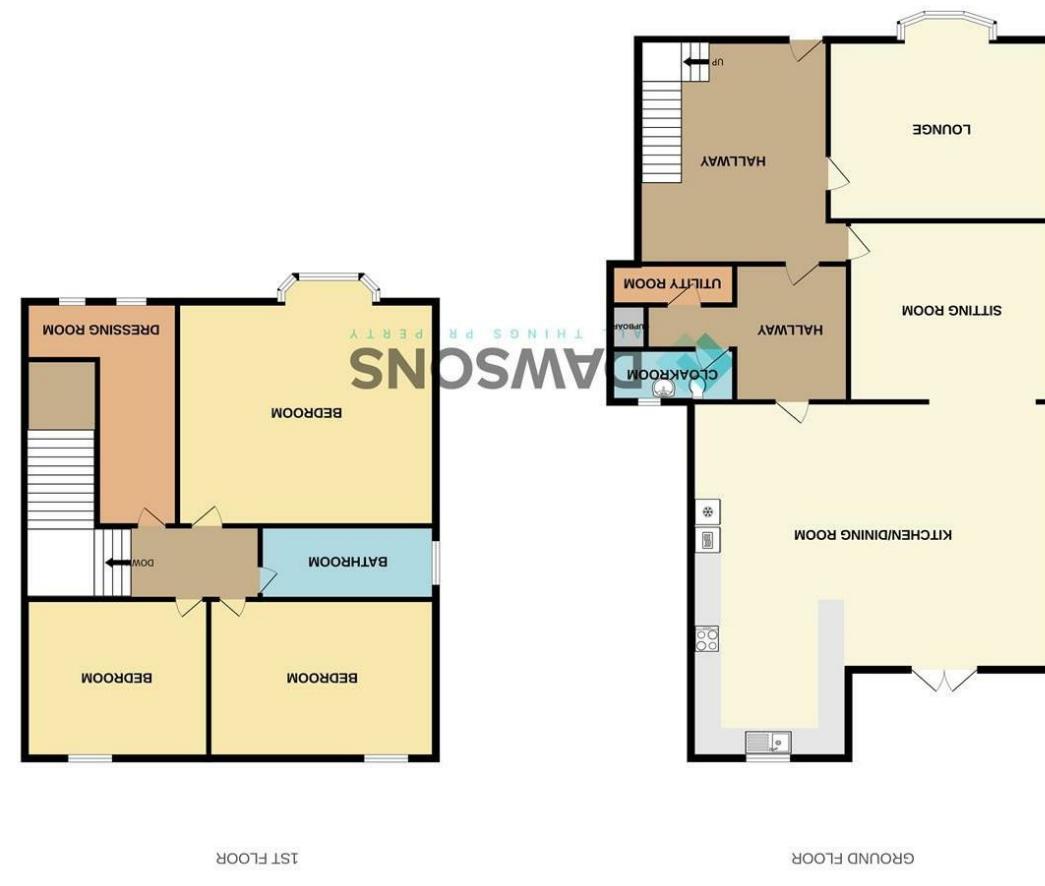
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every care has been taken to ensure the accuracy of the following measurements and dimensions, these are approximate and no responsibility is taken for any inaccuracies.

EPC



AREA MAP



FLOOR PLAN



4 Roland Avenue
Llanelli, SA15 3HU
Asking Price £330,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Situated in one of the area's most prestigious spots sits this immaculate and renovated traditional property. The present owner has renovated and extended the property and has in our opinion managed to incorporate traditional features with contemporary touches to provide the next lucky owner to live in complete comfort. On entering the property you are greeted with a welcoming hallway with original stained glass to front door and window, the front reception room is flooded with light from the lovely bay window, the inner hallway provides cloakroom and utility facilities and from here you enter into the real heart of this home as the kitchen, dining and family room are all located to the rear with views out over the rear garden. The first floor offers three lovely bedrooms and the family bathroom, with an added bonus of a study/dressing room to the front, this area would also be suited for anyone wishing to extend the first floor accommodation and eventually utilise the loft space for a further bedroom subject to relevant planning consents. Externally the front of the property offers parking for two vehicles and the rear garden has a superb decked area with glass balustrade to the rear of the decking with steps to the side leading onto the rest of the private garden. No onward chain is also offered.



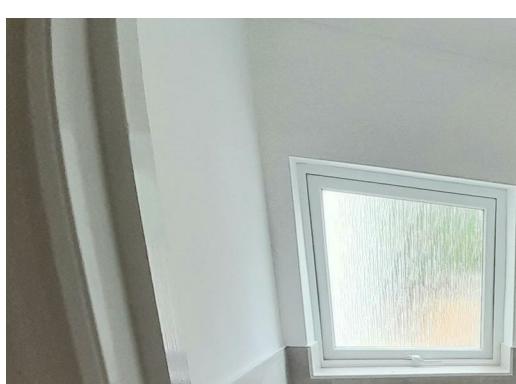
FULL DESCRIPTION

APPROACH AND ENTRANCE

The front of the property benefits from a slate chip driveway offering off road parking for approximately two cars, to one side there is a flower bed area and pedestrian access to the side of the property giving access to the rear. There is an attractive, traditional storm porch to the front with original quarry tiled floor leading to the front door which opens to:-

HALLWAY

The front door is original with a stained glass panel plus a window to the side with corresponding stained glass, traditional staircase to the first floor with with a door to under stairs storage. Dado rail, radiator, wood effect flooring, door into:-



UTILTY ROOM

Plumbed for washing machine, low level storage boxes ideal for shoe storage.

OPENPLAN KITCHEN/DINING AREA

15'8x15'4 (max) (4.78mx4.67m (max))
The kitchen area has a range of newly fitted, soft close base, wall and drawer units with corresponding work surfaces over, built in eye level oven, hob with chimney style extractor fan over, integrated fridge/freezer, one and half bowl sink unit, part tiled walls, double glazed window to rear.

DINING AREA

Double glazed french doors to rear opening onto rear decking, radiator, down lighting to ceiling, opening into:-

RECEPTION ROOM 2

14'2x11'3 (4.32mx3.43m)

Radiator, picture rail.

FIRST FLOOR

LANDING

BEDROOM 1

12'9 (into bay)x12'1 (3.89m (into bay)x3.68m)

Double glazed bay window to front, radiator, picture rail.

BEDROOM 2

13'3x9'11 (4.04mx3.02m)

Double glazed window to rear, radiator, picture rail.

BEDROOM 3

10'1x8'1 (3.07mx2.46m)

Double glazed window to rear, radiator.

STUDY/STORAGE AREA

Two double glazed windows to front, this room is ideally suited to utilising as a study area or storage, there is a loft entrance and subject to relevant planning this space offers access to a potential loft bedroom.

BATHROOM

9'10x6'0 (3.00mx1.83m)

Modern four piece suite comprising of, panel bath, w.c, wash hand basin housed in a vanity unit, shower cubicle with wall mounted shower, half tiled walls with full tiling to shower unit, cupboard housing a wall mounted boiler, double glazed window to rear, feature wall mounted radiator.

EXTERNAL

As previously mentioned the front of the property benefits from off road parking with a pedestrian path at the side of the property leading to the rear garden which has a decked area with glass panels to the end of the decking to give a view over the rest of the garden which is laid to lawn, mature trees to the very end of the garden providing privacy with the side boundaries being a mix of hedging and fencing.

