



29 Pemberton Park, Llanelli, SA14 8NN

£225,000

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Davies Craddock Estates are pleased to present this detached three bedroom bungalow, set on a corner plot nestled in the heart of Pemberton Park, Llanelli.

Situated a stones throw from Pemberton & Trostre Retail Park and all associated amenities. Offering easy and convenient access to the M4.

With no onward chain, early viewing is essential to see what this property has to offer. Briefly comprising of;

ENTRANCE

Into entrance hallway with storage cupboard.

LIVING ROOM

12'1" x 17'9" approx. (3.70 x 5.43 approx.)

Window to front, radiator, gas fire with surround.

KITCHEN

13'11" x 8'8" approx. (4.26 x 2.66 approx.)

Fitted with wall & base units with worktop over, space for fridge freezer, space for oven, radiator, two windows to side, door to side leading to garden.

HALLWAY

Storage cupboard housing boiler.

BEDROOM ONE

12'0" x 11'10" approx. (3.66 x 3.61 approx.)

Window to rear, radiator.





BEDROOM TWO

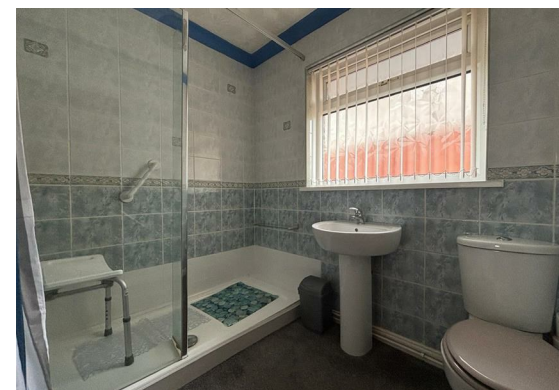
9'0" x 11'10" approx. (2.76 x 3.62 approx.)

Window to rear, radiator.

BEDROOM THREE

8'8" x 7'11" approx. (2.66 x 2.42 approx.)

Window to side, radiator, plumbing & vent for washing machine & tumble dryer.



BATHROOM

5'10" x 7'11" approx. (1.78 x 2.43 approx.)

Fitted with W/C, hand wash basin, double walk-in shower. Tiled walls, window to side.

EXTERNAL

Large corner plot.

To the front - Driveway leading to garage.

Decorative stones and pathway with side gated access.

To the side - Decorative stone raised levels.

To the rear - Laid to lawn, pathway leading to raised decorative stone area. Detached garage.

GARAGE

9'9" x 20'0" approx. (2.98 x 6.11 approx.)

Up & over door, side door, two windows to side. Electrics.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Bungalow
- Three Bedrooms
- Corner Plot
- Enclosed Garden
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - E Approx 76m2
- Council Tax - C (Jan 25)
- Freehold
- No Onward Chain

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Average Broadband Speed

Estimated

STANDARD	SUPERFAST	ULTRAFAST
5 mb/s	80 mb/s	1800 mb/s

Mobile Coverage

Based on indoor network strength

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.