



Ardwyn Heol Llanelli, Llanelli, SA17 4AG

£199,995

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Davies Craddock are proud to present this three storey, four bedroom semi detached home, based in Trimsaran, Llanelli. Based near local schools, shops, Award winning Glyn-Abbey Golf Course and Ffos Las Racecourse, this home also benefits from a rural location near to Welsh attractions and history such as Kidwelly Castle and Pembrey Country Park, so may be ideal for a family looking to benefit from a relaxed and pleasurable lifestyle. Immaculate throughout, this well presented home features clean and fresh decor, ready for someone to make their own and adapt to their personal taste, as well as being accommodating for a larger family. Briefly comprising of an entrance hallway, open plan living room and kitchen diner area with French doors leading to rear, and cloakroom WC. To the first floor, the home offers two bedrooms and family bathroom with separate bath and shower. To the second floor, the home offers two bedrooms and a shared en-suite. To the front and rear, the property has a lawn bordered with fencing and pathway to house, and driveway with parking. We expect this home to be highly sought after for its location and presentation, so please contact today to arrange a viewing.

Entrance Hallway

Wooden effect laminate flooring, UPVC windows to the fore with obscure glass, radiator, stairs to first floor, door into:

Open Plan Kitchen Family Room

28'10" x 14'9" approx (8.79m x 4.50m approx)

Lounge area wooden effect laminate flooring, two radiators, UPVC window to the front and rear, UPVC French doors to the rear, under-stairs storage with wall mounted electricity consumer unit, door into cloakroom. Kitchen Wooden effect laminate flooring, range of wall and base units with complimentary worktops over, space for cooker with extractor over, space for washing machine, tumble dryer, and dishwasher, space for fridge freezer, stainless steel sink drainer with mixer tap. Cupboard housing wall mounted combi boiler. Cloakroom toilet Wooden effect lino flooring, UPVC window to the side with obscure glass, low level WC, wall mounted corner wash hand basin, radiator.

First floor

Landing Carpet flooring, UPVC window to the side with obscure glass, UPVC window to the fore, radiator, stairs to second floor, doors into:





Bedroom Three

16'11" x 8'0" approx (5.18m x 2.44m approx)
Carpet flooring, UPVC window to the rear, radiator.

Bedroom Four

11'8" x 7'1" approx (3.56m x 2.16m approx)

Family Bathroom

13'3" x 6'5" approx (4.04m x 1.98m approx)
Wooden effect lino flooring, UPVC window to the rear with obscure glass, bath with mixer tap and shower head attachment, low level WC, pedestal wash hand basin, corner shower cubicle, wall mounted towel heater.

Second floor

Landing uPVC window to the side with obscure glass insert, radiator, doors into:

Bedroom One

15'7" x 10'11" approx (4.75m x 3.35m approx)
Carpet flooring, UPVC window to the fore, radiator, door into:

Shared En-Suite

Wooden effect lino flooring, low level WC, low level wash hand basin, corner shower cubicle, wall mounted towel heater, extractor fan.

Bedroom Two

14'9" x 12'11" approx (4.50m x 3.96m approx)
Carpet flooring, radiator, two roof windows.

Externally


Rear enclosed garden with allocated garden.

Full Description

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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.