



39 Gate Road

Penygroes, Llanelli, SA14 7RN

Offers in the region of £179,995



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Entrance Hallway

Entrance is via a uPVC double glazed door with obscured glass, traditional wooden flooring, 1 x radiator, 1 x ceiling light, 1 x smoke alarm, wall cabinet housing the fuse box, door leading to the front room and lounge, staircase leading to the first floor.

Front Room

13'6" x 10'6" (4.13m x 3.21m)

Spacious room with uPVC double glazed bay window to the front, fitted book shelf, 1 x radiator, traditional wooden flooring, smooth coved ceiling with 1 x light fitting.

Lounge/Diner

18'1" x 11'6" (5.52m x 3.51m)

Spacious room with traditional wooden flooring, feature fire place, 2 x uPVC double glazed windows to the rear and side, smooth coved ceiling with 1 x light fitting, 1 x radiator, door leading to the downstairs w.c./cloakroom and door leading to the kitchen/breakfast bar.

Downstairs w.c./Cloakroom

5'6" x 2'11" (1.69m x 0.89m)

Featuring a low level flush cistern, wall mounted wash hand basin, 1 x window to the side with obscured glass, smooth ceiling with 1 x light fitting.

Kitchen/Breakfast Bar

12'7" x 8'6" (3.86m x 2.60m)

With a range of attractive wall and base units with complimentary worksurface over, plumbing made ready for a washing machine, space for a tumble dryer, breakfast bar, 1 x radiator, integrated double oven and grill, induction hob with extractor hood over, stainless steel sink and drainer unit with hot and cold mixer tap over, part wall tiles, space for a fridge freezer, smooth ceiling with 1 x light fitting, 2 x uPVC double glazed windows to the rear and side, 1 x uPVC double glazed door leading to the side.

Staircase and landing

Laid carpet, 1 x uPVC double glazed window to the side, smooth ceiling with 1 x light fitting, 1 x smoke alarm and attic hatch, doors leading to bedrooms 1-3 and bathroom.

Bedroom 1

11'5" x 10'10" (3.50m x 3.32m)

Double bedroom with laid carpet, in-built cupboard, feature fireplace, smooth ceiling with 1 x light fitting, 1 x uPVC double glazed window to the rear, 1 x radiator.

Bedroom 2

13'9" x 8'5" (4.20m x 2.58m)

Double bedroom with feature fireplace, 1 x uPVC double glazed bay window to the front, laid carpet, 1 x radiator, smooth coved ceiling with 1 x light fitting.

Bedroom 3/Study

6'2" x 5'10" (1.90m x 1.80)

Laid carpet, 1 x uPVC double glazed window to the front, 1 x radiator, smooth coved ceiling with 1 x light fitting.

Bathroom

7'4" x 5'8" (2.24m x 1.73m)

Featuring a panelled bath with electric shower over, low level flush cistern, pedestal wash hand basin, heated towel rail, wall and floor tiles, 1 x uPVC double glazed window with obscured glass, smooth ceiling with fitted downlighters and extractor fan.

Externally

Externally and to the front there is off road parking for two vehicles and gravelled area leading to the external porch/front door. To the front there is also a garage. There is side access which leads to the enclosed rear garden which boasts a quiet and tranquil setting, patio area, laid lawn, outbuilding and storage areas. The rear enjoys many hours of sunshine.

Garage

Up and over door, boiler, electric supply

Disclaimer

Disclaimer general information:

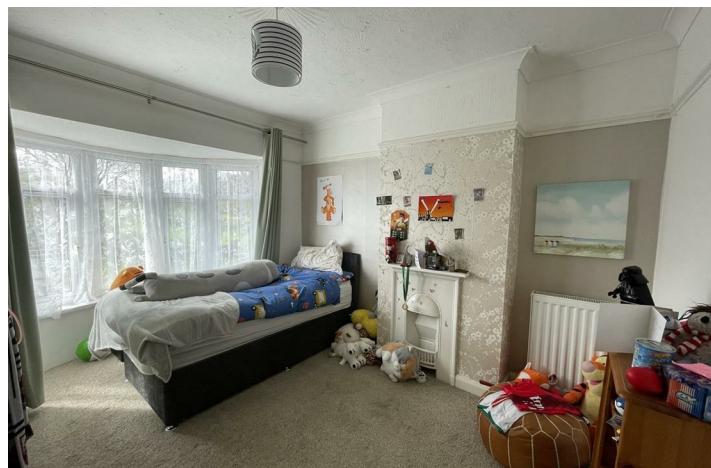
Services:

Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations.

Important information

These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries



Road Map



Hybrid Map



Terrain Map



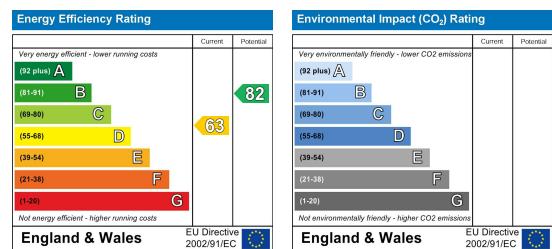
Floor Plan



Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.