

Gardd Y Mor Tramway Road, Llanelli, SA15 4BB

£299,995

Welcome to Tramway Road, Pwll, a detached bungalow which offers a unique opportunity for those seeking a serene coastal lifestyle. With stunning sea views that can be enjoyed from within the property, this home is perfect for anyone who appreciates the beauty of nature and the tranquillity of seaside living. The bungalow features a lounge with dining area, ideal for entertaining guests or enjoying quiet evenings with family. There are three bedrooms, providing ample space for a growing family or guests.

One of the standout features of this property is its no chain status, allowing for a smooth and efficient purchase process. This is particularly appealing for buyers looking to move in quickly and start enjoying their new home without unnecessary delays. The popular village of Pwll is known for its friendly community and local amenities. With the stunning coastline just a stone's throw away, residents can enjoy leisurely walks along the beach or partake in various water activities. In summary, this bungalow presents a wonderful opportunity to acquire a home with breathtaking sea views in a desirable location. Whether you are looking to settle down or invest in a holiday retreat, this property is sure to impress. Council Tax Band - D, Tenure - Freehold, Energy Rating - F







Entrance
Access via uPVC double glazed entrance door leading into:

Entrance Hall
Smooth ceiling, laminate wood floor, radiator, storage cupboard, wall light, access to loft space which is boarded, electric and dormer window with sea views over the Gower Peninsula

Lounge with Dining Area 23'4 x 14'1 x 13'0 approx (7.11m x 4.29m x 3.96m approx)
Coved and textured ceiling, laminate wood floor, two radiators, B.T openreach point, serving hatch, uPVC double glazed window to side, two uPVC double glazed windows to front with stunning sea views over the Gower Peninsula, wall light, stone fire place.

Kitchen 11'4 x 9'0 approx (3.45m x 2.74m approx)
A fitted kitchen comprising of matching wall and base units with work surface over, coved and smooth ceiling, part tiled walls, tiled floor, space for cooker, extractor hood, wall mounted boiler, radiator, one and half stainless steel sink unit with mixer tap, plumbing for washing machine, space for under counter fridge, space for under counter freezer, uPVC double glazed window, uPVC double glazed entrance door.

Bedroom One 12'3 x 10'5 approx (3.73m x 3.18m approx)
Smooth ceiling, laminate wood floor, radiator, uPVC double glazed window.

Bedroom Two 12'8 x 9'2 approx (3.86m x 2.79m approx)
Smooth ceiling, laminate wood floor, radiator, uPVC double glazed window.

Bedroom Three 10'5 x 7'10 approx (3.18m x 2.39m approx)
Smooth ceiling, laminate wood floor, radiator, uPVC double glazed window.

Bathroom
A two piece suite comprising of bath with shower over, pedestal wash hand basin, smooth ceiling, radiator, vinyl wood effect flooring, storage cupboard with shelving, uPVC double glazed window, tiled walls.

Separate W.C
Low level W.C., smooth ceiling, tiled walls, vinyl wood effect floor, uPVC double glazed window, wall mounted heater.

External
Driveway leads to the property. The property benefits from lawned areas to the front, rear and side with stunning sea views over towards the Gower Peninsula.

Council Tax Band
We are advised the council tax band is D

Tenure
We are advised the tenure is Freehold

Property Disclaimer
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT











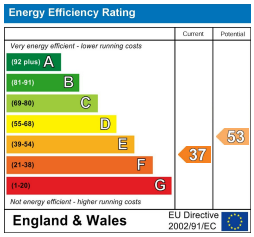

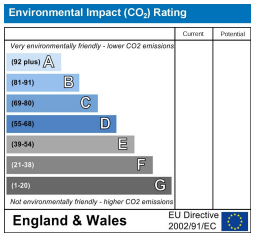

35 Thomas Street, Llanelli, SA15 3JE
Tel: 01554 758123
E-mail: properties@willow-estates.com
www.willow-estates.com

GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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