



8 Bay View Road, Llanelli, SA14 8SN
£250,000

Welcome to Bay View Road in Llanelli, this delightful bungalow offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests. The bungalow's design ensures a practical flow throughout, making it easy to enjoy both everyday living and special occasions. Situated in a desirable location, this property benefits from the scenic beauty of Llanelli and views over the Gower Peninsula, with local amenities and transport links just a stone's throw away. Whether you are looking to settle down in a tranquil neighbourhood or seeking a convenient base to explore the surrounding areas, this bungalow presents an excellent opportunity. With its appealing features and prime location, this property is not to be missed. Embrace the chance to make this charming bungalow your new home. Energy Rating - D, Tenure - Freehold, Council Tax Band - D



Entrance

Access via double entrance doors leading into:

Vestibule

Tiled floor, glazed interior door leading into:

Entrance Hallway

Coved and textured ceiling, picture rail, radiator, wood floor, storage cupboard with shelving.

Bedroom One 10'7 x 10'7 approx (3.23m x 3.23m approx)

Coved ceiling, radiator, wood floor, uPVC double glazed window to front.

Bedroom Two 10'6 x 9'6 approx (3.20m x 2.90m approx)

Coved ceiling, T.V point, radiator, laminate wood floor, uPVC double glazed window to front.

Shower room 10'8 x 5'6 approx (3.25m x 1.68m approx)

A three piece suite comprising of low level W.C., wash hand basin, separate shower enclosure, smooth ceiling, tiled walls, tiled floor, radiator, uPVC double glazed window to side, wall mounted towel heater.

Dining Room 16'1 x 10'7 approx (4.90m x 3.23m approx)

Coved and textured ceiling, wood floor, vertical radiator, T.V point, window to side, uPVC double glazed window to rear, sliding doors lead into:

Lounge 18'0 x 12'0 approx (5.49m x 3.66m approx)

Smooth ceiling, laminate wood floor, radiator, wall mounted electric fire, T.V point, uPVC double glazed window to the rear with views over the Gower Peninsula, sliding doors lead into:

Conservatory 12'1 x 7'1 approx (3.68m x 2.16m approx)

uPVC double glazed windows with views over the Gower Peninsula, tiled floor, T.V point, uPVC double glazed entrance door to rear garden.

Kitchen 9'8 x 10'7 approx (2.95m x 3.23m approx)

A fitted kitchen comprising of matching wall and base units with work surface over, tongue and groove ceiling, spotlights, single stainless steel sink unit with mixer tap, plumbing for dishwasher, space for cooker, extractor fan, tiled floor, part tiled walls, integrated fridge, radiator, uPVC double glazed window to rear with views over the Gower Peninsula, uPVC double glazed entrance door to rear garden.

Inner Hall

Coved ceiling, radiator, under stairs storage cupboards, laminate wood floor, stairs to Bedroom Three, uPVC double glazed window to side.

Bedroom Three 13'5 x 12'4 approx (4.09m x 3.76m approx)

Two velux windows, eaves storage, storage cupboard with hanging rail and shelf, storage cupboard with shelving, radiator, wall mounted boiler.

External

The front of the property is laid to lawn and benefits from two driveways providing Off Road Parking, side wooden gate leads to a good size rear garden. The rear garden is laid mainly to lawn with paved area and views over the Gower Peninsula. Two Storage Sheds.

External Utility Storage Area 11'8 x 7'9 approx (3.56m x 2.36m approx)

Plumbing for washing machine, external W.C., vent for tumble dryer, extractor system for Bar B Que, space for fridge freezer

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is D

Property Disclaimer



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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**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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