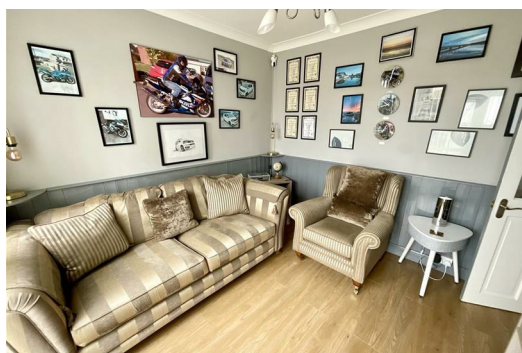




1 Pemberton Park, Llanelli, Carmarthenshire SA14 8NN
£279,995

Nestled in the charming area of Pemberton Park, Llanelli, this delightful detached house offers a perfect blend of comfort and convenience. Well presented, with two reception rooms and the well-appointed kitchen/breakfast room it is ideal for culinary enthusiasts, while the inviting living areas create a warm atmosphere for family gatherings. The house has three bedrooms, The single bathroom is thoughtfully designed, ensuring functionality and comfort for all residents. For those with vehicles, the property includes parking space for two vehicles and low maintenance gardens add to the property's appeal. Pemberton Park is a lovely neighbourhood, with proximity to local amenities. This home is perfect for families or anyone seeking a tranquil yet accessible living environment. Pemberton Park is a wonderful opportunity for those looking to settle in a welcoming area of Llanelli. Do not miss the chance to make this charming property your new home. EPC D, Tenure Freehold, Council Tax Band D.



Entrance:

Via uPVC entrance door into:

Hallway:

Coved and textured ceiling, radiator, laminate flooring, under stairs storage cupboard doors into:

Lounge: 13'9 x 13'7 max (into alcove) approx (4.19m x 4.14m max (into alcove) approx)

Coved and textured ceiling, uPVC double glazed window to front , radiator, laminate flooring, two recess alcoves.

Kitchen/Breakfast Room: 19'4 x 9'1 max approx (5.89m x 2.77m max approx)

Smooth and textured ceiling, kitchen area with spotlights, two uPVC double glazed window to side and rear , radiator, laminate flooring, A good range of wall and base units with complimentary work surfaces over, four ring electric hob with splash back and extractor fan over, integrated electric oven, double Belfast sink with mixer taps, plumbing and space for washing machine and dishwasher, space for american style freezer, space for table and chairs.

Dining Room: 10'1 x 9'2 approx (3.07m x 2.79m approx)

Smooth and coved ceiling, uPVC double glazed patio doors to rear , radiator, laminate flooring, built in display units.

First Floor:

Landing:

Coved and textured ceiling, uPVC double glazed window to side, access to loft, airing cupboard with shelving and hot water tank.

Bedroom One: 11'9 x 10'6 approx (3.58m x 3.20m approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator, built in wardrobes and a range of fitted wardrobes.

Bedroom Two: 11'4 x 9 approx (3.45m x 2.74m approx)

Coved and textured ceiling, uPVC double glazed window to rear, radiator, recess area with shelving, built in wardrobes .

Bedroom Three: 7'7 x 7 approx (2.31m x 2.13m approx)

Coved and textured ceiling, uPVC double glazed window to front, radiator, built in wardrobe.

Bathroom: 7'9 x 5'2 approx (2.36m x 1.57m approx)

Smooth and coved ceiling, uPVC obscured double glazed window to rear, tiled walls, tiled effect laminate flooring, shower cubicle, bath, low level W.C, pedestal wash hand basin.

External:

To the front of the property is a drive leading to the garage, an enclosed front garden is laid to lawn , with raised borders, gated side access to the rear garden. The low maintenance rear garden has a patio area, a decorative stone area, and an artificial lawned area. There are two storage sheds and outside W.C.

Garage:

Approached via driveway with electric roller garage door, light and power, shelving, opening to :

Storage Sheds

With electric.

W.C

W.c and wall mounted wash hand basin.

Tenure:

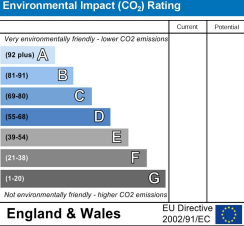
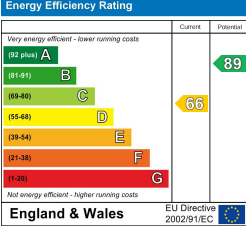
We are advised that the property is Freehold.

Council Tax Band:

We are advised that the property is Band B.

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



GROUND FLOOR



1ST FLOOR



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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