

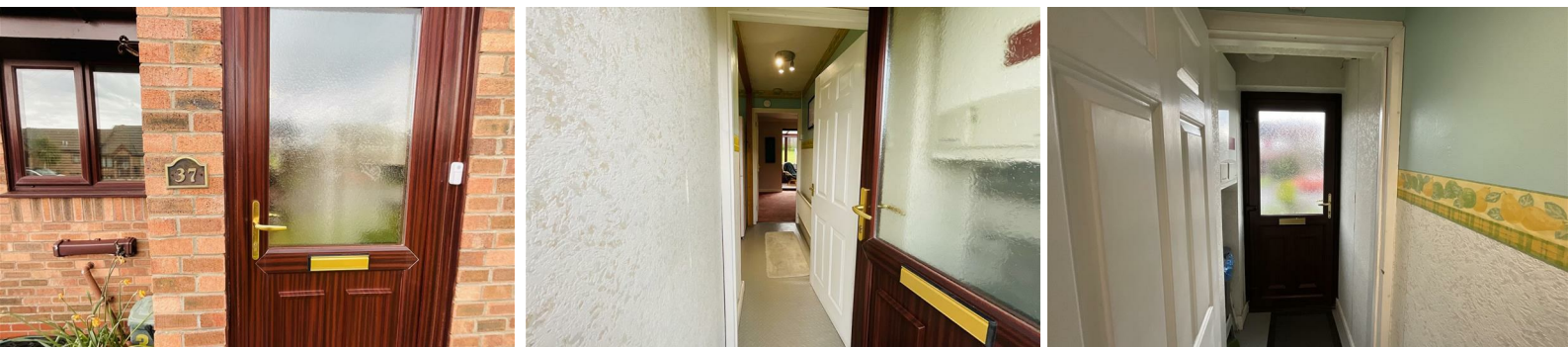


37 Clos Y Gelli, Llanelli, Carmarthenshire SA14 9BA
£158,000

Willow Estates have pleasure in Offering FOR SALE a SEMI-DETACHED TWO BEDROOM BUNGALOW situated on a quiet Development, close to Parc Pemberton, Parc Trostre, Parc Y Scarlets, Local Schools and Amenities.

The Property Comprises Entrance Vestibule, Kitchen, Lounge/Diner, Conservatory, Family Bathroom, Two Bedrooms. External to the front: Driveway for Two Cars, Lawned area, pedestrian access to side leading to rear. To the Rear: An enclosed Garden, Patio area, steps up to Lawn with decked seating area. Viewing Recommended.

Energy Rating C



Entrance

Entrance via uPVC double glazed door into:

Vestibule 2'7 x 3'8 approx (0.79m x 1.12m approx)

Textured ceiling, wall mounted Worcester boiler, laminate floor, door into:

Kitchen 10'7 x 7'6 approx (3.23m x 2.29m approx)

Textured ceiling, Kitchen comprising of wall and base units, worksurface over with tiled walls around ,space for fridge freezer, space for washing machine, space for tumble dryer, 4 gas ring hob with electric oven, extractor hood over, uPVC double glazed window to front, spot lighting, radiator, laminate floor, door into:



Lounge/Dining Room 16'3 x 9'1 approx (4.95m x 2.77m approx)

Textured and coved ceiling, uPVC double glazed window to rear, uPVC double glazed patio doors to rear, door into:



Rear Hall 5'5 x 2'5 approx (1.65m x 0.74m approx)

Textured ceiling, access to loft, storage cupboard with radiator with shelving and hanging rail, radiator

Bathroom 8'1 x 4'4 approx (2.46m x 1.32m approx)

Textured ceiling, uPVC double glazed window to front, extractor fan. Bathroom comprising of Three piece suite of low level toilet, pedestal wash hand basin, bath with tiled walls around with shower over, laminate floor radiator.

Bedroom One 10'7 x 9'1 approx (3.23m x 2.77m approx)

Textured ceiling, uPVC double glazed window to rear, radiator

Bedroom Two 7'8 x 7'4 approx (2.34m x 2.24m approx)

Textured ceiling, uPVC double glazed window to front, radiator.

Conservatory 6'8 x 9'04 approx (2.03m x 2.84m approx)

Conservatory of wood construction, with windows around, with double door to side, tiled floor.



Council Tax Band:

We have been advised that the council tax band is C.

External

To the front of the Property: Lawn area with a Driveway to side for Parking Two Vehicles, pedestrian access to side leading to rear.

To the Rear: An enclosed Garden, Patio area with steps leading up to lawn area, with decked seating area.



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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	91	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	72	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

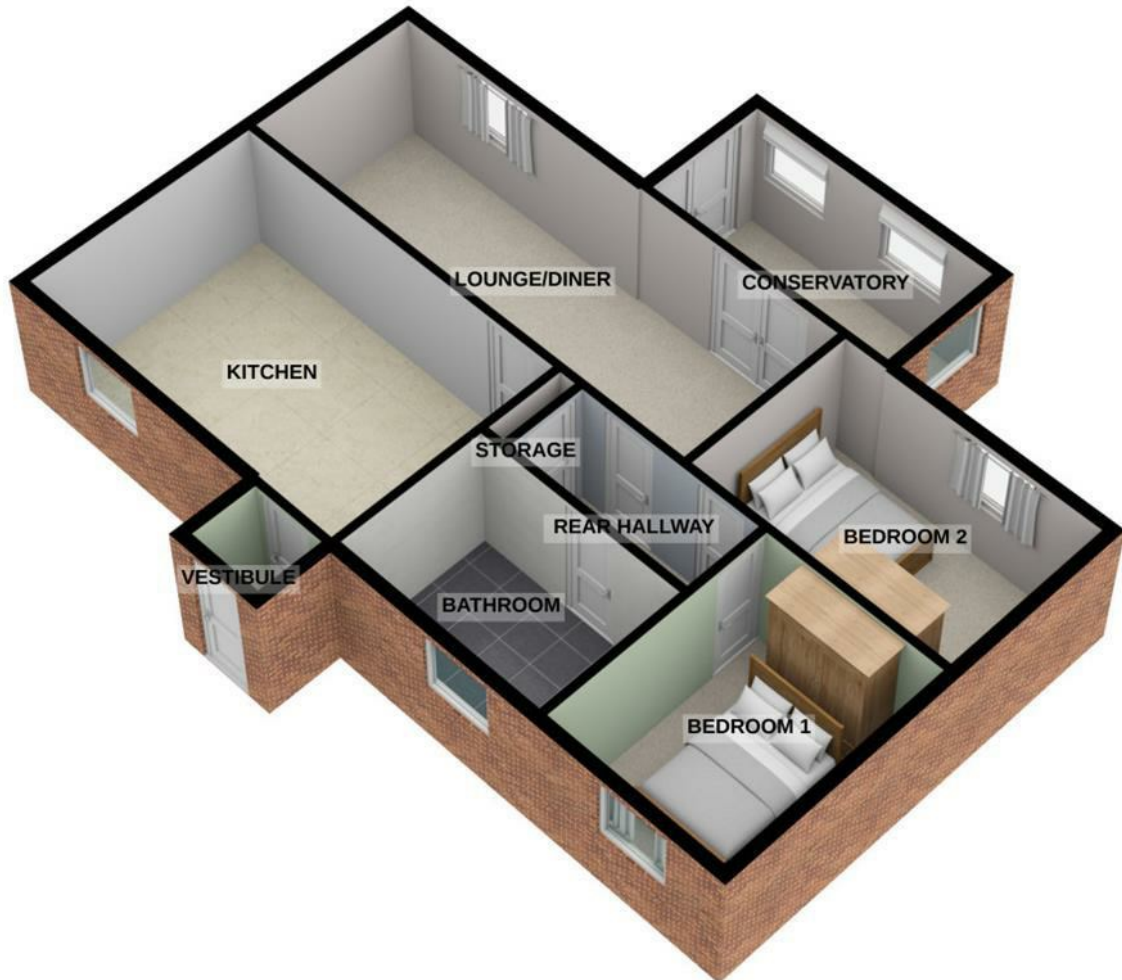
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GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



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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