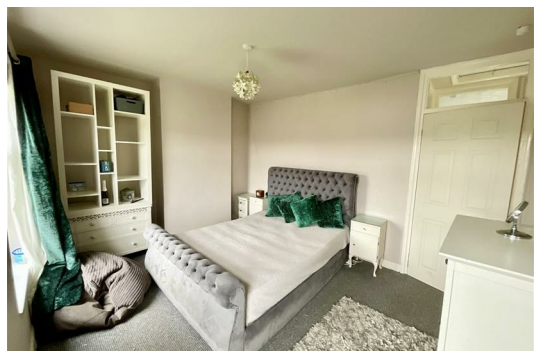




22 Maengwynne, Llanelli, Carmarthenshire SA15 4NL
£119,500

An Excellent Opportunity to purchase a TWO DOUBLE BEDROOM SEMI DETACHED house located in the village of Furnace. The Accommodation within comprises of Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Family Bathroom. Externally the property has front and rear gardens with Off Road Parking to the Front. Ideal for First Time Buyer. NO CHAIN. Tenure - Freehold, Council Tax Band - B Energy Rating - C



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into

Entrance Hall

Smooth ceiling, stairs to first floor.

Lounge 13'3 x 11'3 approx (4.04m x 3.43m approx)

Smooth ceiling, multifuel burner set on hearth with wood fire mantle, uPVC double glazed window to front, radiator.

Kitchen 16'1 x 7'8 approx (4.90m x 2.34m approx)

A fitted kitchen comprising of base units with work surface over, smooth ceiling, uPVC double glazed window to rear, electric four ring hob, electric oven, single stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, space for table and chairs, part tiled walls, grey vinyl floor, wall mounted boiler, uPVC double glazed window to rear, uPVC double glazed entrance door, under stairs storage cupboard.

First Floor

Landing

Access to loft space, uPVC double glazed window to side, smooth ceiling.

Bedroom One 15'9 x 10'4 approx (4.80m x 3.15m approx)

Smooth ceiling, two uPVC double glazed windows to front, radiator.

Bedroom Two 8'9 x 10'1 approx (2.67m x 3.07m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear.

Bathroom 5'5 x 5'9 approx (1.65m x 1.75m approx)

A white three piece suite comprising of low level W.C., pedestal wash hand basin, bath with electric shower over, coved and textured ceiling, uPVC double glazed window to rear, radiator, part tiled walls, grey vinyl floor.

External

he front of the property is laid to lawn with gravel area which provides Off Road Parking. Side pedestrian access leads to the rear garden which is laid mainly to lawn with patio area.

Tenure

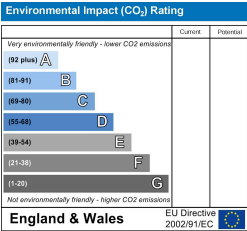
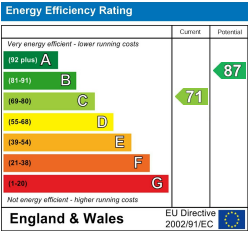
We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is 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
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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