



**105 Pemberton Park, Llanelli, Carmarhtenshire SA14 8RW**  
**£195,000**

Nestled in the charming area of Pemberton Park, Llanelli, this delightful dormer detached bungalow offers a perfect blend of comfort and convenience. With two reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-appointed bedrooms are designed to ensure a restful night's sleep, the property also features a downstairs shower room and modern kitchen.

One of the standout features of this property is the parking, with a driveway and detached garage, providing ease and accessibility for you and your guests. The property also benefits from a good size low maintenance garden. The surrounding area of Pemberton Park is known for its friendly community and proximity to local amenities, making it a desirable location for those seeking a peaceful yet connected lifestyle. With NO CHAIN, Do not miss the chance to make this charming bungalow your own. EPC C, Tenure: Freehold, Council Tax Band :C.



### Entrance

Via uPVC entrance door into:

### Entrance Hallway:

Smooth and coved ceiling, radiator, laminate wood flooring, under stairs storage cupboard, under stairs storage space, stairs to first floor

### Lounge: 18'5" x 10'7" approx (5.62 x 3.25 approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator, laminate wood flooring, feature fireplace.

### Dining Room: 9'9" x 9'3" approx (2.99 x 2.84 approx)

Smooth and coved ceiling, uPVC double glazed patio doors to rear, radiator, laminate wood flooring,

### Kitchen: 9'1" x 8'5" approx (2.77 x 2.57 approx)

Smooth ceiling, uPVC double glazed window to rear, part tiled walls, radiator, laminate wood flooring. Range of wall and base units with complimentary work surfaces over, ceramic sink unit with drainer and mixer tap, four ring gas hob with extractor fan, space for oven, space for washing machine, space for under counter fridge and freezer.

### Shower Room: 5'10" x 5'2" approx (1.80 x 1.60 approx)

Smooth ceiling, obscured uPVC double glazed window to side, respatex walls, wall mounted vertical radiator, laminate wood flooring, Shower cubicle, low level W.C, vanity sink unit.

### First Floor:

### Landing:

Smooth Ceiling.

### Bedroom One: 11'1" x 9'6" approx ( to walk in wardrobe) (3.39 x 2.90 approx ( to walk in wardrobe) )

Smooth ceiling, uPVC double glazed window to front, radiator, built in wardrobe/Storage area.

### Bedroom Two: 11'0" x 7'4" approx (3.36 x 2.26 ( to walk in wardrobe) approx )

Smooth ceiling, uPVC double glazed window to rear, radiator, built in wardrobe/Storage area.

### External:

To the front of the property is a front garden laid with decorative stone, a shared drive way leads to a detached garage, and rear garden which is laid with artificial grass, and a decked area, side gated pedestrian access,

### Tenure:

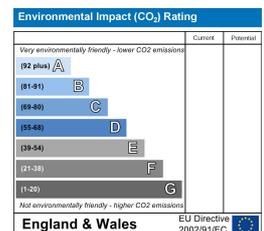
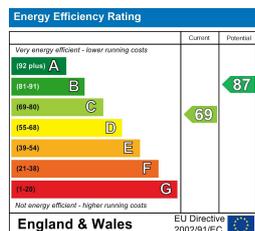
We are advised that the property is Freehold

### Council Tax Band:

We are advised that the property is Council Tax Band C.

### 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



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GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 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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