



85 Penyfan Road, Llanelli, Carmarthenshire SA15 1JG
£149,500

Nestled on Penyfan Road in Llanelli, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones. The layout is practical and functional, making it easy to adapt to your lifestyle needs. Additionally, the property benefits from parking for two vehicles, and a rear garden, valuable assets in this sought-after area. Llanelli is known for its vibrant community and excellent local amenities, including shops, schools, and parks, all within easy reach. Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family. NO CHAIN EPC: D, Tenure: Freehold, Council Tax Band B.



Entrance;
Via uPVC entrance door into:

Hallway:
Textured ceiling, radiator, laminate flooring, under stairs storage cupboard.

Lounge: 12'3 x 12'2 approx (3.73m x 3.71m approx)
Smooth ceiling, uPVC double glazed window to front, radiator.

Kitchen/Diner: 18'8 x 9'4 approx (5.69m x 2.84m approx)
Smooth ceiling, two uPVC double glazed window to front, uPVC door to side, radiator, tiled floor. Range of wall and base units with complimentary worktops over, stainless steel sink unit, with mixer taps and drainer, integrated electric oven and four ring gas hob with extractor fan over, pantry. Wall mounted boiler.

First Floor:

Landing:
Coved and textured ceiling, access to loft, uPVC double glazed window to side, Airing Cupboard.

Bedroom One: 13'1 max x 9'9 approx (3.99m max x 2.97m approx)
Textured ceiling, uPVC double glazed window to front, radiator.

Bedroom Two: 10'7 x 9'4 approx (3.23m x 2.84m approx)
Smooth ceiling, uPVC double glazed window to rear, radiator.

Bedroom Three: 8'8 x 8'3 approx (2.64m x 2.51m approx)
Smooth ceiling, uPVC double glazed window to front, radiator.

Bathroom: 5'6 x 4'9 approx (1.68m x 1.45m approx)
Textured ceiling, uPVC double glazed window to rear radiator. Part repatex wall panelling, linoleum flooring, pedestal wash hand basin, bath with shower over.

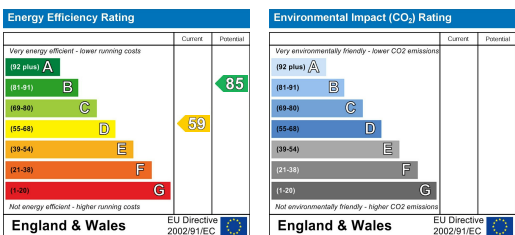
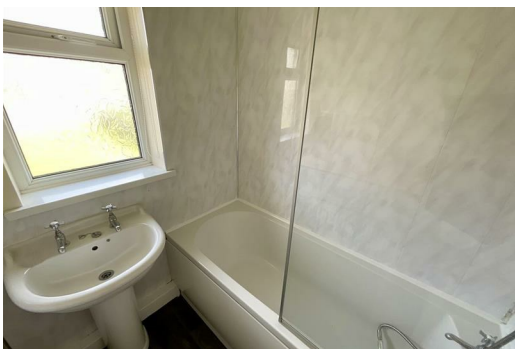
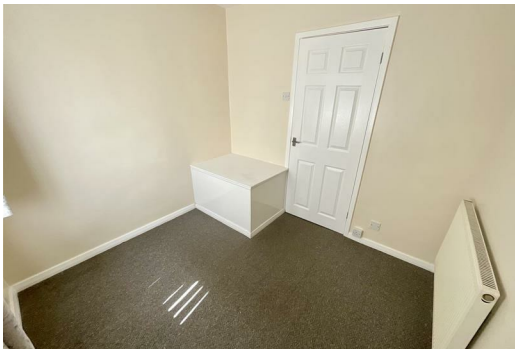
W.C 5'6 x 2'5 approx (1.68m x 0.74m approx)
Textured ceiling, uPVC double glazed window to side, linoleum flooring, low level W.C wall mounted wash hand basin.

External:
To the front of the property is off road parking, lawned area and path to the side gated pedestrian access, which leads to the rea garden which is laid mainly to lawn with a small patio area, storage shed.

Tenure
We have been advised that the property is Freehold

Council Tax Band;
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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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