



8 Clos Yr Ysgol, Llanelli, Carmarthenshire SA15 1NL
£275,000

Nestled in the charming area of Clos Yr Ysgol in Stebonheath, Llanelli, this delightful detached house offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families seeking ample space to grow and thrive. The well-designed layout includes a welcoming reception room and kitchen diner perfect for entertaining guests or enjoying quiet family evenings. The house boasts three bathrooms, ensuring convenience for all residents and visitors alike and a utility room. The property also includes a garage, driveway and a generous low maintenance rear garden. Set in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The combination of space, comfort, and a desirable location makes this property a must-see for anyone looking to settle in Llanelli. With NO CHAIN Don't miss the opportunity to make this lovely house your new home. EPC: C, Tenure: Freehold, Council Tax Band: D.



Entrance:
Via uPVC door into:

Entrance Hallway:
Smooth ceiling, uPVC obscured double glazed window to side, radiator, oak flooring and doors, under stairs storage cupboard.

Cloakroom:
Smooth and coved ceiling, uPVC double glazed window to side, radiator, tiled flooring, low level W.C, wall mounted wash hand basin.

Lounge: 17'8" (into bay) x 10'3" approx (5.39 (into bay) x 3.14 approx)
Smooth and coved ceiling, uPVC double glazed bay window to front,radiator. oak flooring, feature fireplace with marble plinth, radiator.

Kitchen /Diner:

Kitchen: 9'11" x 7'6" approx (3.04 x 2.29 approx)
Smooth ceiling, uPVC double glazed window to rear, part tiled walls, wood effect laminate flooring. A fitted kitchen with a range of wall and base units over, complimentary work surface over, stainless steel 1 and a 1/2 sink unit with mixer tap. integrated four ring gas hob with extractor fan over, integrated electric double oven, integrated fridge freezer.

Dining Area: 13'10" x 8'4" approx (4.24 x 2.56 approx)
Smooth ceiling, uPVC double glazed french doors to rear, opening onto patio, radiator, wood effect laminate flooring, door into garage., opening into:

Utility Room: 8'7" x 5'4" approx (2.63 x 1.64 approx)
Smooth ceiling, composite door to side, radiator, wood effect laminate flooring, utility cupboard, worktop with stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, wall mounted boiler.

First Floor:

Landing:
Smooth ceiling, uPVC double glazed window to side. radiator, airing cupboard housing water tank, access to loft via hatch and drop down ladder.

Bedroom One (Master) 10'10" x 10'1" approx (3.31 x 3.09 approx)
Smooth ceiling, uPVC double glazed window to rear, radiator, door into:

En-Suite:
Smooth ceiling, spot lights, uPVC double glazed window to side, part tiled walls, radiator,laminate flooring, low level W.C , pedestal wash hand basin, shower cubicle with waterproof panelling.

Bedroom Two: 9'7" x 9'1" approx (2.93 x 2.78 approx)
Smooth ceiling, uPVC double glazed window to front, radiator

Bedroom Three: 10'0" x 7'1" approx (3.06 x 2.17 approx)
Smooth ceiling, uPVC double glazed window to rear, radiator

Bedroom Four: 8'1" x 6'5" (2.47 x 1.96)
Smooth ceiling, uPVC double glazed window to front, radiator, built in wardrobe.

Bathroom:
Smooth ceiling, spot lights, obscured uPVC double glazed window to side, radiator, part tiled walls, laminate tiled effect flooring, low level W.C , pedestal wash hand basin, bath with shower attachment.

Garage:
With electric.

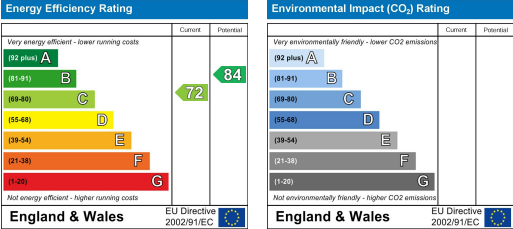
External:
The front of the property is laid with ornamental stone, side tarmac drive leads to the garage., side path and gate leads to the good size enclosed rear garden which is low maintenance, with a patio area and further area laid with ornamental stone

Tenure:
We are advised that the property is freehold

Council Tax Band;
We are advised that the property is Council Tax Band D.

Property Disclaimer

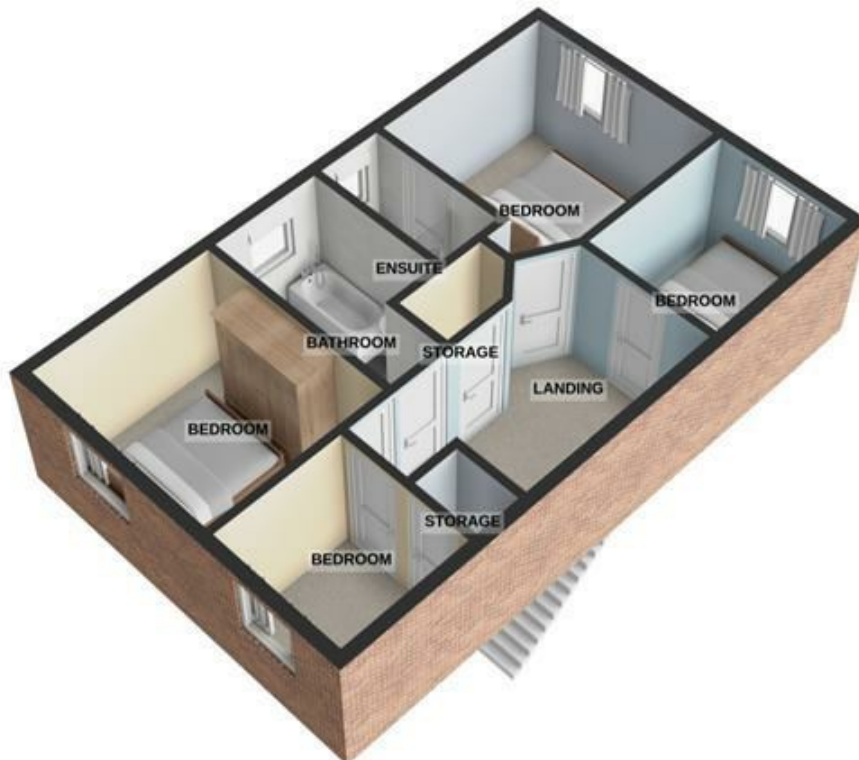
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GROUND FLOOR



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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