

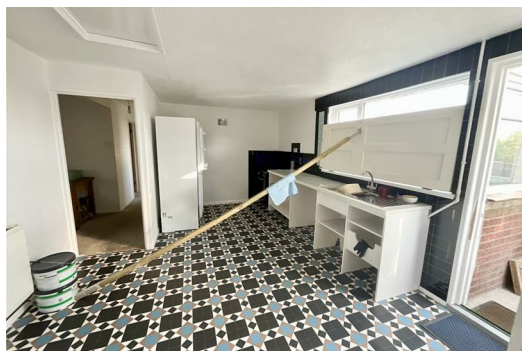


**30A Penygraig Road, Llanelli, Carmarthenshire SA14 9PA**  
**£160,000**

Welcome to this charming property located on Penygraig Road in the picturesque town of Llanelli. This Bungalow is of non Traditional Construction and is Timber Frame. **CASH BUYERS ONLY FOR PURCHASE.**

Upon entering, you are greeted by two spacious reception rooms, the property boasts three cosy bedrooms. Although in need of modernisation, this property presents a blank canvas for you to unleash your creativity and design flair.

Imagine the possibilities of transforming this humble abode into a stylish and contemporary living space that reflects your unique taste and personality. Don't miss out on this fantastic opportunity to own a property with great potential in a desirable location. Contact us today to arrange a viewing and start envisioning the endless possibilities that this bungalow on Penygraig Road has to offer. Energy Rating - D, Council Tax Band - D, Tenure - Freehold





Entrance

Access via Entrance door leading into:

Entrance Hallway

Textured ceiling, radiator, storage cupboard with hanging rail, smoke detector.

Lounge 20'6" x 11'11" approx (6.25 x 3.65 approx)

Coved and textured ceiling, radiator, uPVC double glazed window to front.

Dining Room 10'5" x 11'10" approx (3.20 x 3.63 approx)

Coved and textured ceiling, radiator, uPVC double glazed window to rear.

Kitchen 16'5" x 11'10" approx (5.02 x 3.61 approx)

Textured ceiling, space for cooker, space for Fridge Freezer, one and half stainless steel sink unit with mixer tap, part tiled walls, vinyl floor, storage cupboard housing wall mounted boiler and shelving, radiator, entrance door to rear porch.

Separate W.C

Low level W.C., textured ceiling, tiled walls, vinyl floor, uPVC double glazed window to rear.

Shower Room

Textured ceiling, tiled walls, radiator, uPVC double glazed window to rear

Bedroom One 11'5" x 12'0" approx (3.50 x 3.66 approx)

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

Bedroom Two 11'11" x 13'6" approx (3.65 x 4.13 approx)

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

Bedroom Three 11'7" x 7'1" approx (3.55 x 2.18 approx)

Textured ceiling, uPVC double glazed window to front.

External

The front of the property is laid to lawn with side driveway providing off road parking and leads to the rear garden. The rear garden is laid to lawn. Greenhouse.

Council Tax Band

We are advised the Council Tax Band is D

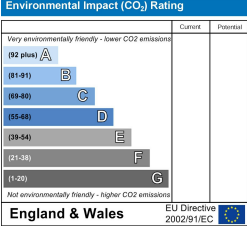
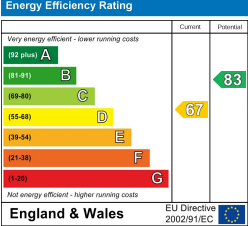
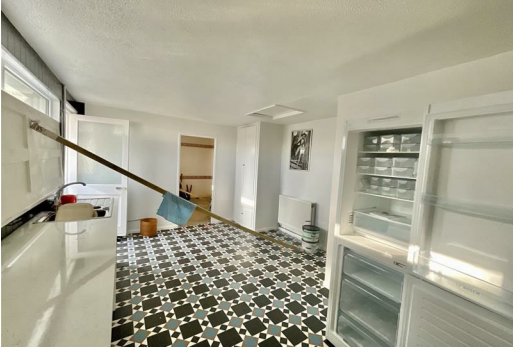
Tenure

We are advised the tenure is Freehold

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

We are advised that this Property is of Non Traditional Construction and is Timber Framed. Only Cash Buyers for Purchase.



GROUND FLOOR  
1163 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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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