



59 Culla Road, Llanelli, Carmarthen SA17 4DA
£460,000

Willow Estates have pleasure in Offering FOR SALE A Detached Four Bedroom House, situated in the Village of Trimsaran, close to all Local Amenities and Schools. The Property has the attraction of the Ffos Las Race Course nearby, also the Historic Town of Kidwelly, with its Castle and Pembrey Country Park. The Property Comprises Entrance, Hallway, Lounge, Study, W.C. Dining Room, Kitchen, Utility Room. To the First Floor, there are Four Bedrooms (Master Ensuite) Family Bathroom. Externally, the Property is approached via enclosed iron gates, leading to a double Garage and forecourt, providing ample parking. To the rear of the Property is an enclosed Garden, leading to a decked seating area, Shed and Summer House. To the side of the House, a Greenhouse. There are mature trees and shrubs and a vegetable border and lawn area. Viewing is highly recommended to appreciate all this Property has to Offer. Energy Rating C



Entrance

Via uPVC double glazed door into:

Hallway 7'10" x 25'4" approx (2.40 x 7.73 approx)

Plain and covered ceiling, spot lighting, laminate wood flooring, radiator, stairs to First Floor, under stairs storage cupboard.

W.C. 5'4" x 6'8" approx (1.65 x 2.04 approx)

Plain and covered ceiling, extractor fan uPVC double glazed window to front, Two piece suite comprising, low level toilet, pedestal wash hand basin, tiled walls to half around, radiator, tiled floor.

Study 251 x 296 approx (76.50m x 90.22m approx)

Plain and covered ceiling, uPVC double glazed window to front, radiator, laminate wood floor.

Lounge 15'6" x 17'0" approx (4.74 x 5.19 approx)

Plain and covered ceiling, uPVC patio doors to rear, feature fireplace with gas fire, marble back panel and hearth, radiator, laminate wood floor, dado rail

Dining Room 10'9" x 12'7" approx (3.3 x 3.84 approx)

Plain and covered ceiling, uPVC double glazed Patio door to rear, radiator, laminate wood floor

Kitchen 12'7" x 14'3" approx (3.86 x 4.35 approx)

Plain and covered ceiling, spot lighting, Bosch made Kitchen, comprising of wall and base units with complimentary granite work surface around, breakfast bar, eye level self-cleaning oven, eye level microwave, warming tray, induction hob with extractor fan above, granite splash back, integrated fridge freezer, integrated dish washer, uPVC double glazed window to rear, two sink bowls, wall mounted radiator, tiled floor, door into:

Utility Room 7'6" x 9'9" approx (2.3 x 2.98 approx)

Plain and covered ceiling, wall and base units, complimentary granite work surface around, space for tumble dryer, space for washing machine, integrated double freezer, uPVC double glazed window to front, uPVC double glazed door to side, wall mounted Valiant Combi Boiler, tiled floor.

First Floor

Landing 7'9" x 25'5" approx (2.38 x 7.75 approx)

Plain and covered ceilings, uPVC double glazed windows x Two to front, airing cupboard with radiator and shelving, access to Loft storage space, with pull down ladder

Bedroom One 11'5" x 15'8" approx (3.50 x 4.78 approx)

Plain and covered ceiling, fitted wardrobes, radiator.

Bedroom Two 10'5" x 12'9" approx (3.2 x 3.90 approx)

Plain and covered ceiling, uPVC double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three 8'3" x 15'2" approx (2.52 x 4.63 approx)

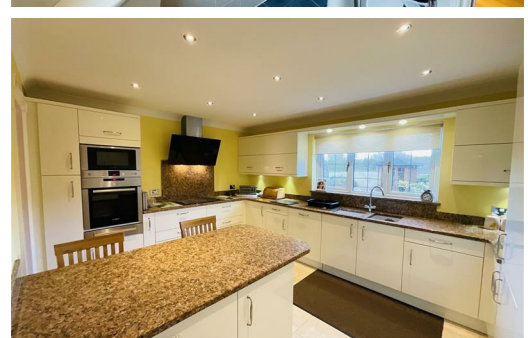
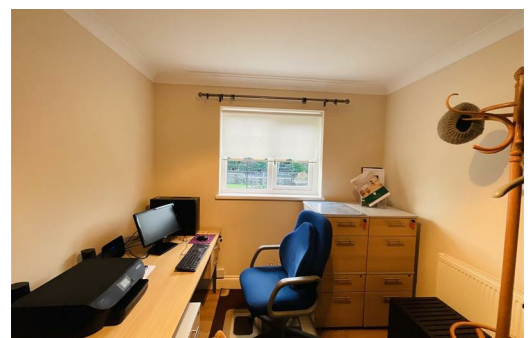
Plain and covered ceiling, uPVC double glazed window to front, fitted wardrobes, fitted cupboards, radiator.

Bedroom Four (Master Ensuite) 12'7" x 10'7" approx (3.86 x 3.24 approx)

Plain and covered ceiling, uPVC double glazed window to rear, radiator, two His and Hers walk-in wardrobes with rails and storage space.

Ensuite 7'10" x 7'4" approx (2.39 x 2.26 approx)

Plain and covered ceiling extractor fan, uPVC double glazed window to front, three piece suite, comprising of low level toilet, double walk in shower perspex walls around, wash hand basin in vanity unit with storage draws, half tiled walls around, tiled floor.



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Family Bathroom 6'8" x 8'11" approx (2.04 x 2.72 approx)

Plain and coved ceiling, extractor fan, fully tiled walls, uPVC double glazed window to front, three piece suite comprising of, bath with shower over, pedestal wash hand basin, radiator, low level toilet, fully tiled walls, tiled floor.

External

To the Front: Enclosed Forecourt with double Iron gates, leading to a Double Garage with electricity, mature trees and shrubs, side access to rear.

To the Rear: Enclosed Garden laid to lawn, composite decked seating area, Summer House, Greenhouse, Storage Area, Storage Shed Mature Trees and Shrubs, 2 floodlights for the rear Garden and 5 enclosed, external power points.

Garage

Double Garage with electricity and lighting, side door, security lighting to front.

Property Disclaimer

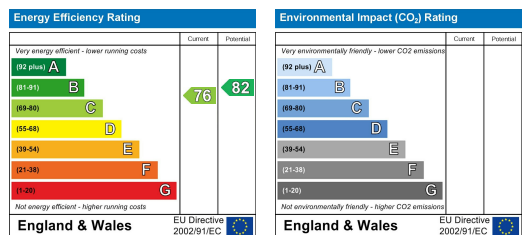
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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**

Tenure

We are advised that the Property is Freehold

Council Tax

We are advised that the Council Tax is Band E



GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
1057 sq.ft. (98.2 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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