Willow Estates

29 Pennant Road, Llanelli, Carms SA14 8ER

£390,000

Welcome to the charming area of Swiss Valley, Llanelli, this delightful detached house on Pennant Road offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a generous home. The two reception rooms provide ample space for relaxation and entertaining, making it easy to host family gatherings or enjoy quiet evenings in.

The house features two shower rooms, ensuring convenience for busy mornings and accommodating guests with ease. The layout is thoughtfully designed to maximise both privacy and communal living, catering to the needs of modern families.

Outside, the property boasts parking for up to three vehicles, a valuable asset in this sought-after location. The surrounding area is known for its scenic beauty and community spirit, making it an excellent choice for families and individuals alike.

This home presents a wonderful opportunity to enjoy a peaceful lifestyle while being within easy reach of local amenities and transport links. Whether you are looking to settle down or invest, this property is sure to impress with its spacious interiors and desirable location.

EPC-TBC. Council tax- We are advised the council tax is band D. Tenure- We are advised the tenure is freehold.

Entrance
Via Composite door into:

Entrance Hall 18'49*5'67 (5.49m*1.52m)
Smooth ceiling with spot lights, two vertical radiator, stairs with glass stair panels,tiled flooring.

Sitting room 13'46*8'06 (3.96m*2.59m)
Wooden door, smooth ceiling with spot lights, wooden wall panels on one wall, wall mounted lights, vertical radiator, double glazed aluminium window to the front, tiled flooring.

Lounge 15'30*11'14 (4.57m*3.35m)
Wooden door, smooth ceiling, vertical radiator, double glazed aluminium window to the front, electric fire, wooden wall panels in alcoves, tiled flooring.

Kitchen/Dining room 20'55*17'02 (6.10m*5.23m)
Wooden door, smooth ceiling with spot lights, smoke alarm, gloss wall and base units with complimentary work tops, gloss island with storage units and two built in dish washers and sink, built in electric double oven, vertical radiator, aluminium bifold doors, tiled flooring.

Utility room 8'64*9'13 (2.44m*2.74m)
Wooden door, smooth ceiling with spot lights, vertical radiator, gloss wall and base units with complimentary worktop, full length gloss units on one wall, aluminium door for access to back garden, tiled flooring.

Downstairs shower room 7'0*3'86 (2.13m*0.91m)
Wooden door, smooth ceiling with spot lights, fully tiled walls, double glazed aluminium window, walk in shower, wash hand basin, toilet, tiled flooring.

First floor

Landing 14'05*4'37 (4.39m*1.22m)
Smooth ceiling with spot lights , access to loft, storage cupboard with shelving, smoke alarm, carpeted flooring0

Bedroom One 10'94*10'46 (3.05m*3.05m)
Smooth ceiling, radiator, double glazed aluminium window,carpeted flooring.

Bedroom Two 7'77*18'87 (2.13m*5.49m)
Smooth ceiling with spot lights, double glazed aluminium window to the front and rear, vertical radiator, carpeted flooring.

Bedroom Three 11'06*7'23 (3.51m*2.13m)
Smooth ceiling, vertical radiator,storage cupboard, double glazed aluminium window.Carpeted flooring.

Bedroom Four 8'89*8'28 (2.44m*2.44m)
Smooth ceiling, storage cupboard, double glazed aluminium window, vertical radiator, partly wooden wall panels, carpeted flooring.

Family shower room 6'62*6'24 (1.83m*1.83m)
Smooth ceiling with spot lights, Fully tiled walls, walk in shower, wall mounted wash basin with storage, Toilet, double glazed aluminium privacy window, tiled flooring.

External

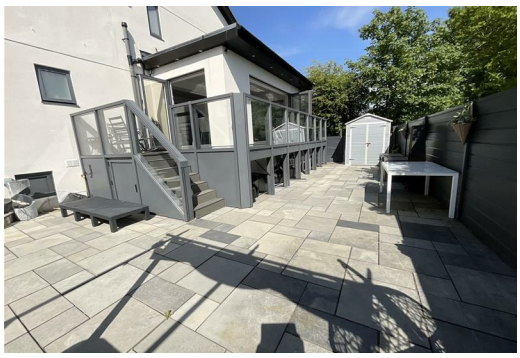
Front garden
Driveway for up to three vehicles, outdoor light.

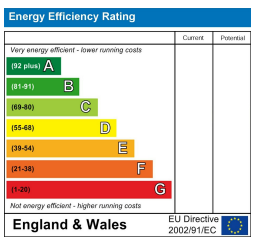
Rear garden
Composite raised decking, composite fencing, patio, two side gates.

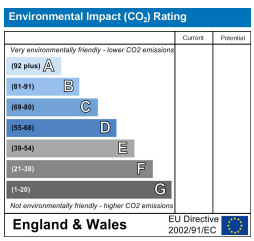
Tenure
We are advised the tenure is Freehold.

Council tax
We are advised the council tax is band D.

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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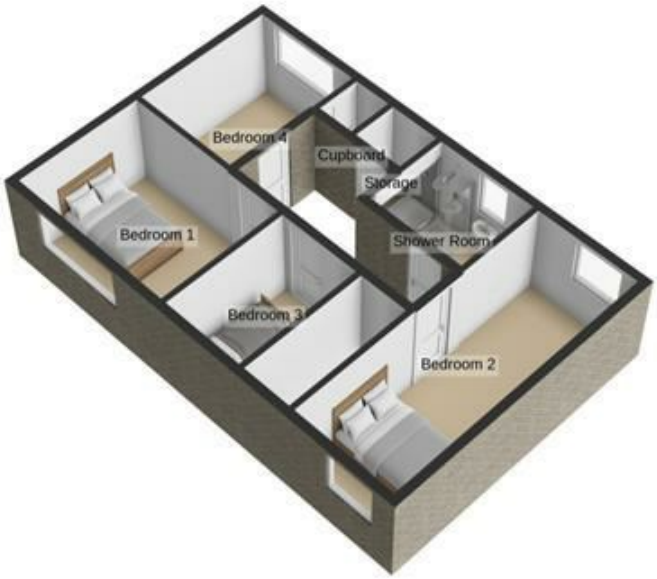
Ground Floor
968 sq.ft. (89.9 sq.m.) approx.

1st Floor
499 sq.ft. (46.4 sq.m.) approx.



Total Floor Area : 1467 sq.ft. (136.3 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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