



9 Penlan, Llanelli, Carmarthenshire SA14 9UL
£245,000

Welcome to this charming semi-detached bungalow in the picturesque location of Penlan, Bryn, Llanelli. This delightful property boasts One reception rooms, perfect for entertaining guests, plus Conservatory or simply relaxing with your loved ones. With Two cosy bedrooms, there is ample space for a small family or guests to stay over comfortably. The property features a well-maintained bathroom.

Located in the village of Bryn this property provides easy access to local amenities, schools, and transport links, making it a convenient choice. Don't miss out on the opportunity to make this lovely bungalow your new home. Book a viewing today and experience the charm and comfort that this property has to offer in the beautiful surroundings of Penlan, Bryn, Llanelli. Tenure Freehold, Council Tax Band C, Energy Rating E. Viewing A Must, NO CHAIN



Entrance

Via uPVC double glazed front door into:

Hallway 4'5 x 13'77 approx (1.35m x 3.96m approx)

Coved ceiling, smoke detector, access to loft (boarded with pull down ladder) radiator, laminate floor

Bedroom One 11'68 x 9'4 approx (3.35m x 2.84m approx)

Plain ceiling, uPVC double glazed window to front radiator, built-in wardrobes

Bedroom Two 11'85 x 14'09 approx (3.35m x 4.50m approx)

Plain ceiling, uPVC double glazed window to front, radiator

Bathroom 10'95 x 6'01 approx (3.05m x 1.85m approx)

Plain ceiling, spot lighting, uPVC double glazed window to side, low level toilet, wash hand basin in vanity unit, chrome wall mounted towel heater, laminate floor

Airing Cupboard 2'7 x 4'35 approx (0.79m x 1.22m approx)

With shelving and wall mounted Baxi Boiler

Kitchen 8'9 x 13'5 approx (2.67m x 4.09m approx)

Coving, smoke detector, Kitchen Comprising of wall and base units with complimentary work surface over, hob and extractor hood over, Oven with hide and slide self cleaning door, integrated washing machine, integrated dish washer, integrated fridge/freezer, one and a half sink bowl with hot/cold tap over, uPVC double glazed window to rear, uPVC double glazed door to side, storage cupboard, laminate floor

Lounge 11'0 x 15'27 approx (3.35m x 4.57m approx)

Coving, feature fireplace, electric fire, two alcoves, radiator, uPVC double glazed Patio doors to rear ,with windows either side leading into:

Conservatory 14'2 x 12'19 approx (4.32m x 3.66m approx)

Of uPVC construction with Blue glass roof, ceiling fan, uPVC double glazed windows to half all round, dwarf walls, bi-fold doors to rear, laminate floor, outstanding views over to the fields and Gower.

External

To front: Driveway, offering off road Parking leading to Garage, flower beds and stoned enclosed frontage.

To Rear: side pedestrian access leading to an enclosed Garden, laid to lawn with patio area, mature trees and shrubs, Greenhouse, second Patio area, beautiful views over to the fields and Gower headland beyond

Garage 8'3 x 19'7 approx (2.51m x 5.97m approx)

With power and lighting, separate storage shed with power

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

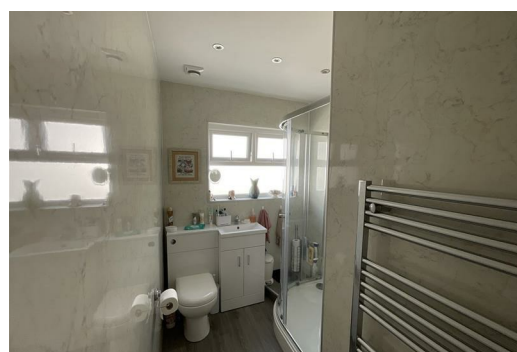
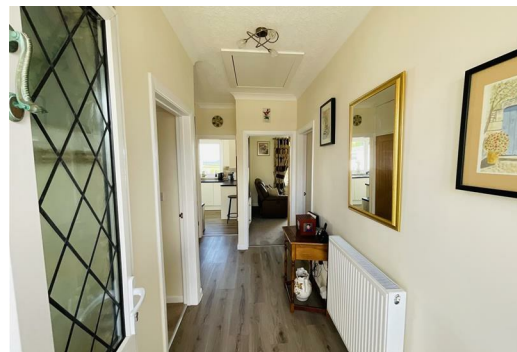
We are advised the Tenure is Freehold

Energy Rating

We are advised the Energy Rating is E

Council Tax Band

Council Tax Band is C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(43-54) E			(29-38) E		
(31-42) F			(19-28) F		
(1-20) G			(1-18) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

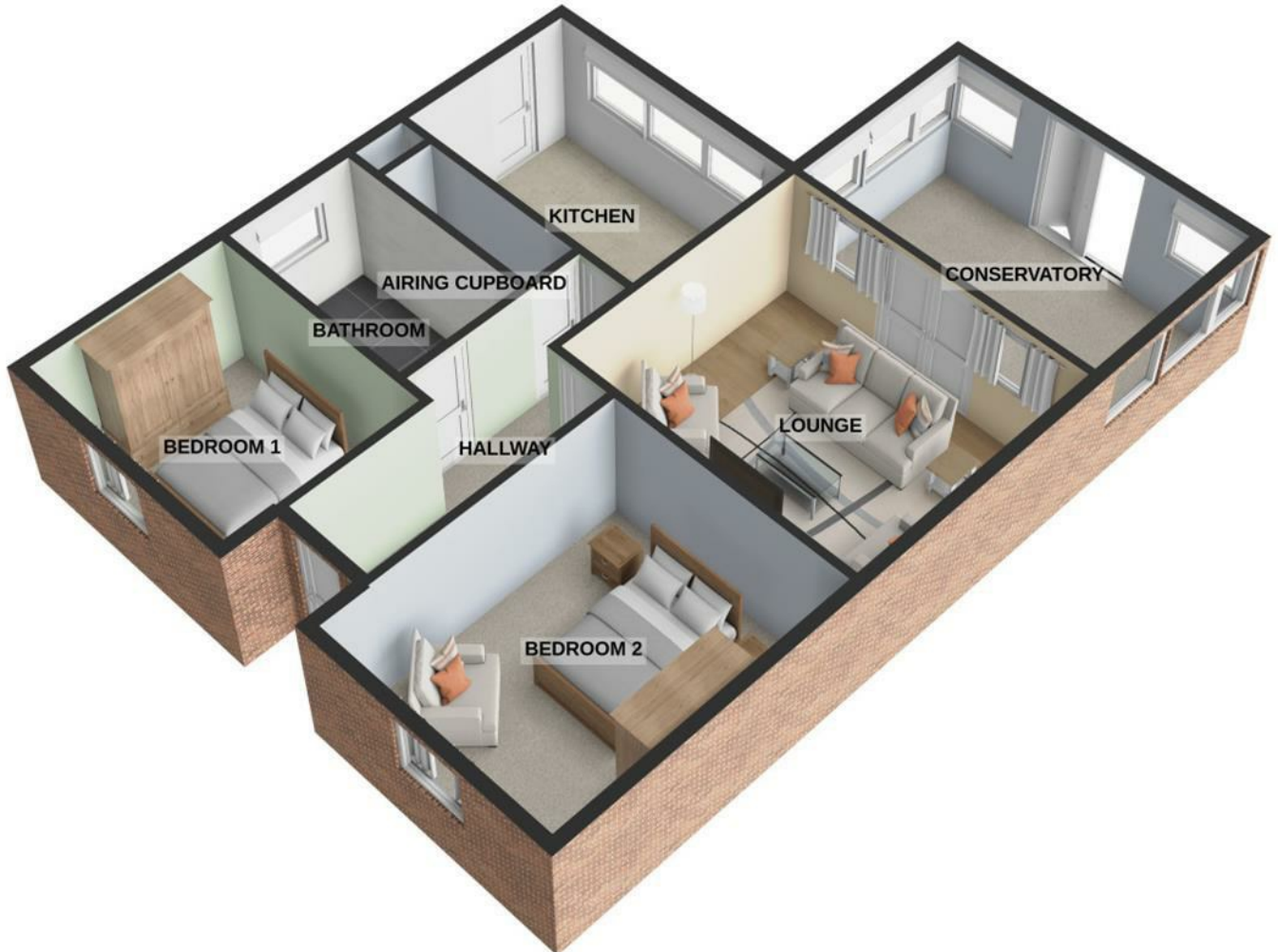
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GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



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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