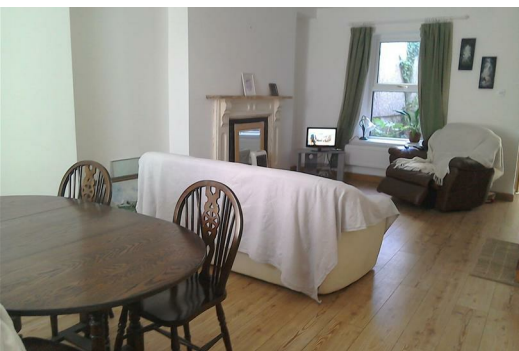




**36 Pemberton Road, Llanelli, Carmarthenshire SA14 9BG**  
**Offers In The Region Of £129,995**

Willow Estates have pleasure in offering for sale an attractive THREE BEDROOM SEMI-DETACHED house with good access to Parc Pemberton and Trostre Retail Park. Comprising of entrance hallway, lounge with dining area, kitchen with breakfast area, three bedrooms (master with en-suite) and family bathroom. Externally the property benefits from a driveway leading to detached garage with a good size rear garden. Viewing Highly Recommended. Energy Rating D 67.



## 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**

## Entrance:

Access via uPVC double glazed entrance door leading into:

## Entrance Hallway:

Smooth ceiling, tiled floor, radiator, smoke detector, stairs to first floor

## Lounge with Dining Area 21'9 x 12'9 (6.63m x 3.89m)

Smooth ceiling, laminate wood floor, two radiators, under stairs storage cupboard, attractive white fire surround with tiled hearth, TV point, uPVC double glazed window to rear.

## Kitchen with Breakfast Area: 22'11 x 8 x 4 (6.99m x 2.44m x 1.22m)

A fitted kitchen comprising of matching wall and base units with complimentary work surfaces over. Smooth ceiling, single sink unit with mixer tap, tiled floor, plumbing for washing machine, space for fridge freezer, space for table and chairs, uPVC double glazed window to side, radiator, uPVC double glazed entrance door, space for cooker.

## First Floor:

## Landing:

Smooth ceiling, access to loft space, laminate wood floor.

## Bedroom 1: 15'8 x 8'5 (4.78m x 2.57m)

Smooth ceiling, radiator, uPVC double glazed window to side, laminate wood floor, uPVC double glazed french doors to rear. Door into:

## En-Suite:

A three piece suite comprising of low level W.C, pedestal wash hand basin, shower in shower cubicle, smooth ceiling, part tiled walls, wall mounted towel heater, uPVC double glazed window.

## Bedroom 2: 15'5 x 8'0 15'5 x 8'0 (4.70m x 2.44m)

Smooth ceiling, radiator, laminate wood floor, uPVC double glazed window to front.

## Bedroom 3: 10'3 x 6'9 (3.12m x 2.06m )

Smooth ceiling, laminate wood floor, radiator, uPVC double glazed windows to front.

## Bathroom: 9'4 x 6'3 (2.84m x 1.91m)

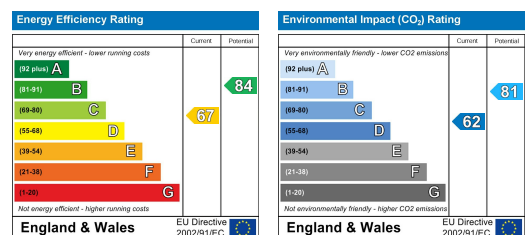
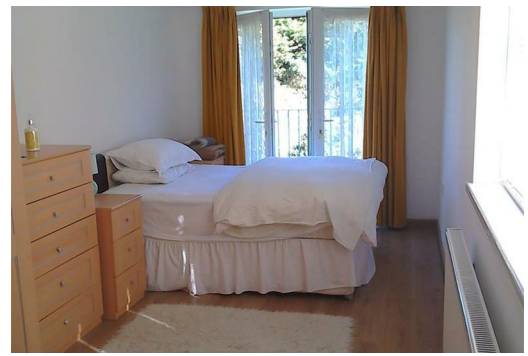
A three piece suite comprising of low level W.C, bath with shower over, pedestal wash hand basin, part tiled walls, wall mounted towel heater, uPVC double glazed window to rear.

## External:

The front of the property benefits from a paved forecourt with side driveway (which provides parking for up to two cars) leads to the detached garage, side pedestrian access leads to the rear garden. A good size enclosed rear garden which is laid to lawn with various trees and shrubs.

## Garage: 15'8 x 9'8 (4.78m x 2.95m )

With electric roller door



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