



49 Parc Brynmawr, Furnace, Llanelli SA15 4PG
£240,000

Willow Estates have pleasure in offering for sale an ATTRACTIVE AND WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME located in the popular village of Furnace with easy access to the Coastal Cycle Path and local amenities. The Accommodation within comprises of to the Ground Floor: Entrance Hall, Cloakroom, Lounge, Kitchen with Breakfast Area, Utility Room and Conservatory. To the First Floor: Three Bedrooms and Shower Room. Externally the front of the property is laid to lawn with side driveway which provides Off Road Parking leads to a Detached Garage. The rear garden benefits from two paved areas and artificial lawn. VIEWING HIGHLY RECOMMENDED, Energy Rating - D. Council Tax Band - C. Tenure - Freehold. No Onward Chain



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Hall

Coved and textured ceiling, radiator, stairs to first floor.

Cloakroom

A two piece suite comprising of low level W.C., wash hand basin, coved and textured ceiling, wall mounted towel heater, uPVC double glazed window, tiled effect vinyl floor.

Lounge 13'4" x 13'10" approx (4.07 x 4.23 approx)

Textured and beamed ceiling, laminate wood floor, recess alcove with shelving, wood fire surround with tiled hearth, T.V point, radiator, uPVC double glazed bay window to front.

Kitchen with Breakfast Area 17'0" x 10'5" approx (5.19 x 3.19 approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, electric four ring hob with extractor fan over, electric oven, plumbing for dishwasher, tiled floor, island with units, radiator, one and half sink unit with mixer tap, under stairs storage cupboard, door into utility room, uPVC double glazed window to rear

Utility Room

Two uPVC double glazed entrance doors to front and rear, base units with complimentary work surface over, plumbing for washing machine, space for tumble dryer, uPVC double glazed windows, tiled effect vinyl floor.

Conservatory 12'0" x 8'8" approx (3.67 x 2.65 approx)

uPVC double glazed windows, tiled effect vinyl floor, radiator, uPVC double glazed French Doors to rear garden.

First Floor

Landing

Coved and textured ceiling. smoke detector, access to loft space, radiator, uPVC double glazed window to side.

Bedroom One 12'11" x 10'0" approx (3.94 x 3.07 approx)

Textured and beamed ceiling, laminate wood floor, radiator, uPVC double glazed window to front with views, storage cupboard with housing wall mounted boiler.

Bedroom Two 10'4" x 11'5" approx (3.15 x 3.49 approx)

Coved and textured ceiling, grey laminate floor, radiator, uPVC double glazed window to rear with views.

Bedroom Three 8'11" x 6'2" approx (2.73 x 1.90 approx)

Coved and textured laminate wood floor, radiator, uPVC double glazed window to front.

Shower Room 6'5" x 5'10" approx (1.97 x 1.79 approx)

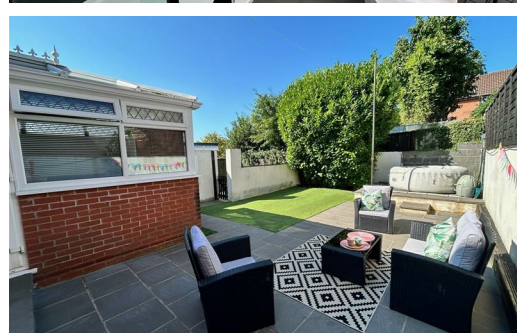
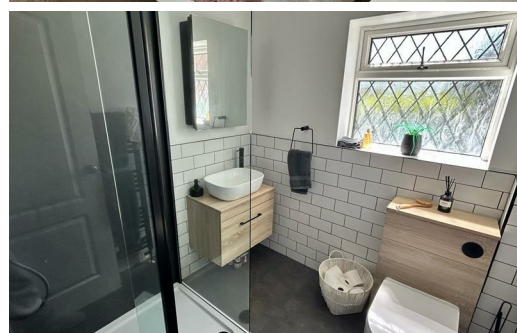
A recently fitted three piece suite comprising of shower in separate shower enclosure, wash hand basin, low level W.C., smooth ceiling, spotlights, part tiled walls, grey tiled floor, wall mounted towel heater, uPVC double glazed window to rear.

External

The front of the property is laid to lawn with side driveway (which provides Off Road Parking for Several Vehicles) leads to the Detached Garage and rear garden. The enclosed rear garden benefits from two paved areas and artificial lawn.

Detached Garage 16'9" x 8'2" approx (5.12 x 2.50 approx)

With up and over door



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

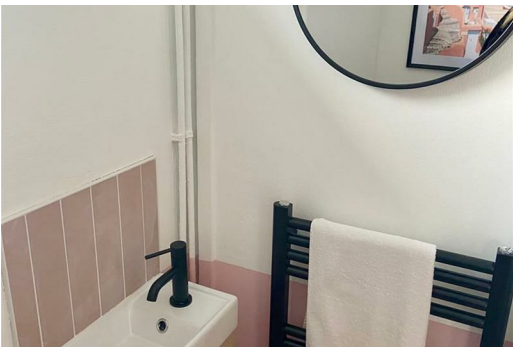
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Council Tax Band
Council Tax Band is C

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



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		80	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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