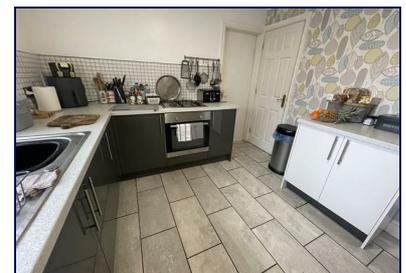


11 Maes Conwy, Pemberton, Llanelli, Carmarthenshire, SA14 8RQ



Offers in the region of £269,995



Detached three bedroom house tucked away in a cul-de-sac in this sought after location in Pemberton, Llanelli. The house offers really good parking on the double width driveway to front and a really good size garden to rear, fully enclosed, perfect for pets, kiddies or to develop further. The integral garage currently used as part utility and storage space could be converted to additional living space as some of the other properties have done. Area is good for local schools, & good commuting links. EPC: C Square Metres: 86 Council Tax Band: D

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RICS



naea | propertymark

PROTECTED

Entrance Hall

Stairs to first floor, solid oak flooring, window to side, front door to side.



Living Room

17'0" x 12'4" (5.19 x 3.78)

French doors to rear, solid oak flooring, radiator.



Conservatory

15'9" x 9'8" (4.81 x 2.96)

Glazed to three sides, opaque roof, french doors to garden, tiled floor.



Downstairs Wc

Wc, wash hand basin, radiator, window to rear. Wall mounted consumer unit.



Kitchen

Window to front, door into integral garage, under stair cupboard, range of base units, sink, built in cooker, gas hob, tiled floor, part tiled walls, space for fridge freezer, radiator.



Integral Garage/Utility

16'7" x 8'7" (5.06 x 2.63)

Up and over door, electrics, spaces for tumble dryer & washing machine, please note some properties on the development have converted their garages.

FIRST FLOOR LANDING

Loft access.



Bedroom 1

15'8" x 11'9" (4.79 x 3.60)

Window facing rear, built in cupboard housing boiler, radiator.



En-Suite

Bath with shower over, basin, wc, radiator, window facing rear.



Bedroom 2

12'0" x 9'11" (3.66 x 3.03)

Window facing front, radiator.



Bedroom 3

8'9"(6'8") x 8'7" (2.69(2.04) x 2.64)

Window facing front, radiator.



Bathroom

7'10" x 5'0" (2.39 x 1.54)

Bath, hand held shower over, wash hand basin, wc, window to side, radiator.



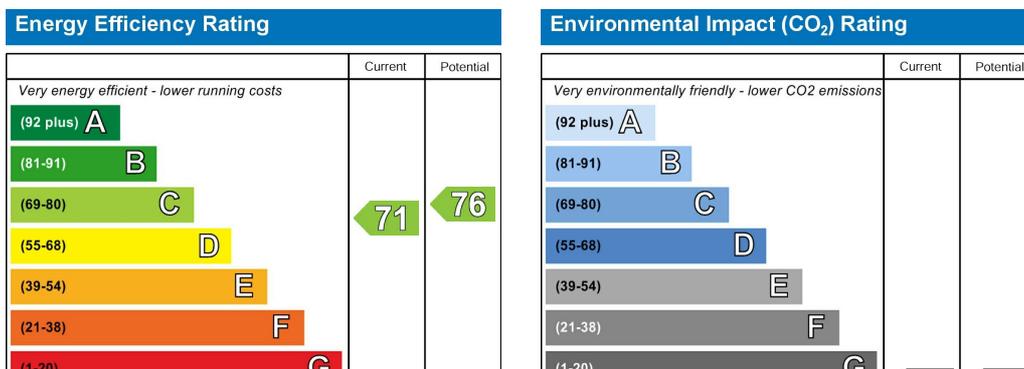
Externally

Double width front driveway, access gates to both sides. Rear garden is fully enclosed, fenced in, laid to lawn and patio.



Services

Advised all services are mains. Wide angled lens has been used on occasion.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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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