

26 Bridge Street, Llangennech, Llanelli, Carmarthenshire, SA14 8TN



Offers in the region of £159,995



Comforting and beautifully presented mid terrace cottage in the ever popular Llangennech area on the outskirts of Llanelli close to the M4 for all your commuting needs and local shops and schools.

This cottage has been lovingly restored and modernised by the current owner, and offers living dining room in one, with log burner and stone inset fireplace, kitchen and downstairs bathroom, two double bedrooms and a stairs to the attic area which has been used as a bedroom (please note there is no planning in place). The garden extends to the rear and has been landscaped fully enclosed, an expanse of lawn, at the bottom of the garden is the modern garage accessed via the rear lane. The standard and thought that has gone into this home will stand out on viewing.

EPC - E Council Tax Band - B Square Metres - 78.

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Entrance Hall

5'5 x 3'0 (1.65m x 0.91m)

New front door, tiled floor in wood effect, dado rail, wall mounted consumer unit



Living Dining Room

21'5 x 12'4(8'0) (6.53m x 3.76m(2.44m))

Window facing front with shutters, stairs to first floor, tiled wood effect floor, stone fireplace housing log burner, two radiators, alcoves, exposed beams.



Kitchen

12'9(3.89m) x 11'2(3.40m) x

3.40m(2.82m))

Range of base and wall units, worktop housing sink, part tiled walls, tiled floor, space for washing machine, space for dishwasher, fridge freezer, space for cooker extractor fan above, radiator, window into garden and door to rear, open to inner vestibule to bathroom, spots to ceiling, sky light, space for table and chairs.



Inner Hall

Door to bathroom.

Bathroom

10'0 x 5'9 (3.05m x 1.75m)

Comprises of a three piece suite, bath, wash hand basin, W.C., part tiled, part tongue and groove to one wall, airing cupboard housing boiler, radiator, partial slope to ceiling, window facing side, tiled floor.



First Floor

Landing

Carpet to stairs, laminate to landing.



Bedroom 1

12'4 x 9'8 (3.76m x 2.95m)

Twin windows facing front, laminate, radiator. coving.



Bedroom 2

12'4 x 9'6 (3.76m x 2.90m)

Window facing rear, laminate, radiator, door with stairs to attic. Coving.



Attic Area

12'0 x 10'9 (3.66m x 3.28m)

Velux to rear, exposed beams, laminate, radiator, sloping ceiling.



Externally

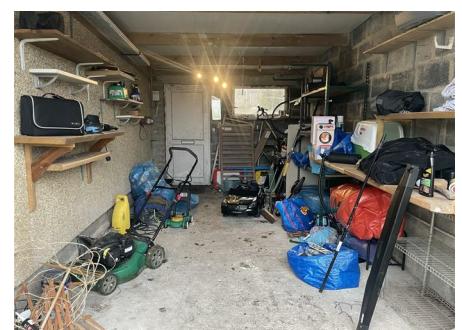
Walled enclosed long rear garden, patio seating area close to house, pergola, expanse of lawn, outside tap and lighting.



Garage

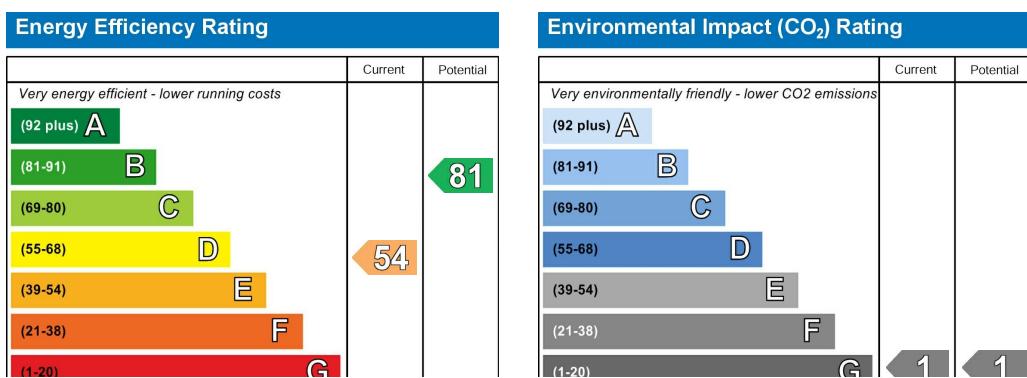
19'2 x 10'2 (5.84m x 3.10m)

Block built garage, roller shutter door, accessed via rear lane, full electrics, wall mounted fuse box, door into garden and window.



Services

We are advised all services are mains.



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

Chartered Surveyor Services

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