

## 2 Rhodfa Llwyn-Eithin, Furnace, Llanelli, Carmarthenshire, SA15 4HN



**Offers in the region of £239,995**



Superb location detached two bedroom bungalow with lovely views to front looking over Parc Howard located in the Furnace area of Llanelli along Pentrepoeth Road. The property was built by the current family in the 1990's and stands on a substantial plot extending to front with good off road parking on the driveway, landscaped gardens and terraced garden to rear. Stairs lead to the front door, hallway, living room, open kitchen dining room, utility, bathroom and the two bedrooms. The property is dated in style offering scope to improve and update. No onward buying chain.

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## Accommodation Provides:

Front entrance door into .....

## L Shaped Entrance Hall:

With laminate floor and radiator.

## Lounge:

14'0 x 15'5 (4.27m x 4.70m)

Window to front, radiator, feature fireplace, laminate floor, double doors into kitchen.



## Kitchen with Dining Area:

13'9 x 16'3 (4.19m x 4.95m)

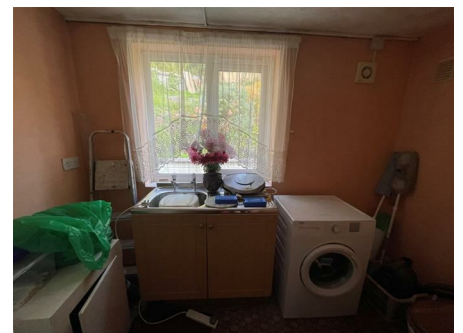
Fitted with base and wall units with complimentary work surfaces, stainless steel sink unit, built in oven and hob, space for fridge freezer, part tiled walls, vinyl and laminate floor, airing cupboard housing tank, 2 windows to front.



## Utility Room with W.C:

8'8 x 9'4 (2.64m x 2.84m)

Fitted with base units with work surfaces, sink unit, space for washing machine and fridge freezer, w.c. window to rear, side lobby with door to rear.



### **Bedroom 1:**

14'0 x 13'4 (4.27m x 4.06m)

Window to front, radiator, views to park.



### **Bedroom 2:**

9'8 x 10'8 (2.95m x 3.25m)

Window to rear, radiator.



### **Bathroom:**

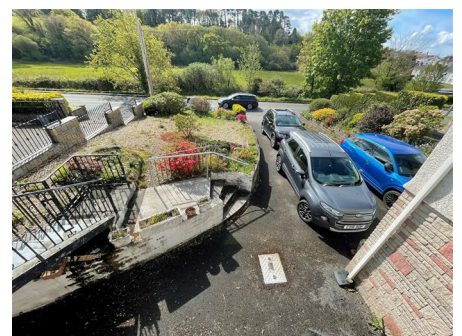
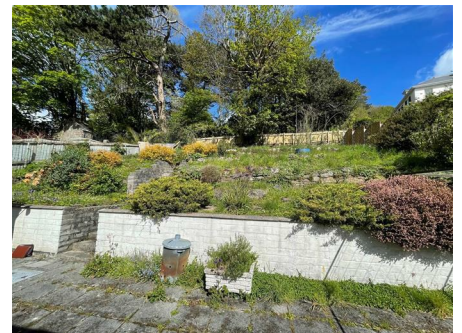
9'7 x 6'6 (2.92m x 1.98m)

With w.c. and wash hand basin, bidet, panelled bath, shower cubicle, tiled walls, radiator, access to loft, window to rear.



### **Externally:**

Front landscaped garden with driveway for 4 cars, side access to landscaped terraced rear garden with patio terrace.



### **Garage:**

16'1 x 14'1 (4.90m x 4.29m)

With up and over door, wall mounted boiler, fuse box.

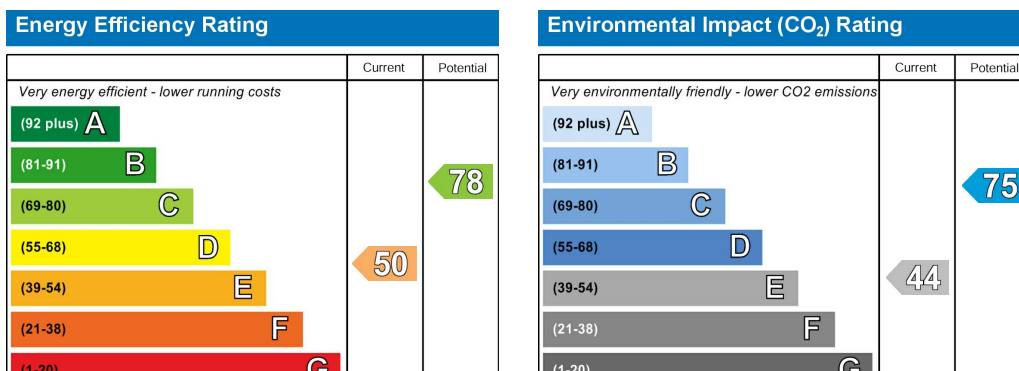
**Basement Room:**

18'8 x 6'3 (5.69m x 1.91m)

Window to front, radiator.

**Services:**

Mains water, gas, electricity and drainage.



**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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