

83 Pennant Road, Llanelli, Carmarthenshire, SA14 8EG



Asking price £235,000



Detached three bedroom bungalow standing on a larger than expected plot with ample parking options to front and side, detached garage, workshop, and greenhouse can be found in the expanse of rear garden.

The property has no onward buying chain, available for viewings. A lovely side view across Llanelli and coastline beyond. Accommodation benefits from two porches front and side, modern kitchen, living room opening to garden, wet room, three bedrooms, the conservatory is accessed via bedroom one and onto the garden beyond. Swiss Valley is a well established area of Llanelli and offers commuting links, local primary school, local walks, and some lovely views.

EPC: D Square Metres: 68 Council Tax Band: C

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Front Porch

6'7 x 4'9 (2.01m x 1.45m)

Door to front, twin windows to side.



Hall

Two store cupboards, airing cupboard housing boiler, loft access.



Kitchen

13'6 x 9'7 (4.11m x 2.92m)

Range of base and wall units, worktop housing one and half bowl sink, integrated dishwasher, integrated washing machine, built in oven, four ring gas hob, extractor fan above, part tiled walls, window to front, arch to living room and side porch, spot lights to ceiling.



Side Porch

8'0 x 3'5 (2.44m x 1.04m)

Window to side with coastal views, open arch into kitchen.



Living Room

14'0 x 13'6 (4.27m x 4.11m)

French doors to rear with side glazed panels, fireplace, parquet floor, radiator.



Bedroom 1

12'6 x 9'3 (3.81m x 2.82m)

Sliding doors to rear conservatory, radiator, carpet.



Conservatory

14'9 x 9'7 (4.50m x 2.92m)

Glazed to three sides, door to side, sloping opaque roof.



Bedroom 2

11'3 x 7'0 (3.43m x 2.13m)

Window to front, radiator, carpet.



Bedroom 3

10'4 x 6'5 (3.15m x 1.96m)

Window to rear, radiator, carpet.



Wet Room

8'2 x 4'9 (2.49m x 1.45m)

Shower, w.c., wash hand basin, window facing front, extractor fan, radiator, wet room floor.



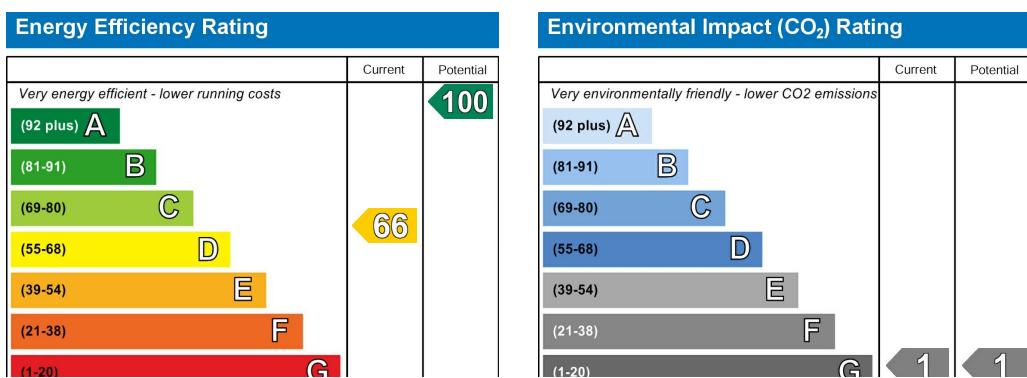
Externally

Side and front tarmac driveway, access to detached garage and gate to rear garden. Front lawned area with mature planting. Rear garden is made up of workshop, greenhouse, lawned areas with mature planting and fig tree.



Services

We are advised all mains. Wide angled lense 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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.