

# 14 Clos Yr Ysgol, Stebonheath, Llanelli, Carmarthenshire, SA15 1LL



**Offers in the region of £249,995**



A detached three bedroom two bathroom house on a corner plot with parking to the side. The property is located in a tucked away small development of large 3/4 bedroom houses, with a little central playpark. The area is perfect for local schools, primary and secondary, walk to town, Trostre Retail is close by. There is no onward buying chain. The living space offers a good size living room to the front, open dining kitchen to rear, handy downstairs cloaks, an extra sitting room in the converted garage (full regs in place). Upstairs offers the three bedrooms, one with en-suite and the main bathroom.

Fully enclosed rear garden, feature curved wall, side access.

EPC: C Square Metres: 93 Council Tax Band: D

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## Entrance Hall

Stairs to first floor, radiator.



## Downstairs Cloaks

Wc, wash hand basin, window to front.



## Living Room

16'4" x 12'7" (4.99 x 3.86)

Window to front, radiator.



## **Kitchen Dining Room**

15'9" x 10'2" (4.82 x 3.11)

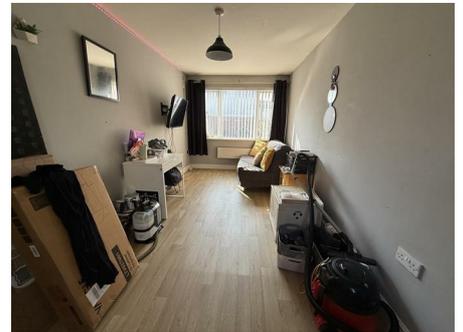
Window to rear, french doors to rear, seating dining area, kitchen comprises of base and wall units, built in cooker, gas hob, spaces for fridge freezer, washing machine and dishwasher, part tiled walls, sink. Wall mounted boiler housed in cupboard, radiator.



## **Sitting Room ( Converted Garage )**

17'1" x 8'2" (5.21 x 2.50)

Building regulations are on place when converted from a garage. Window to front, door to rear, electric radiator.



## **FIRST FLOOR Landing**

Window to side, airing cupboard, loft access.



## **Bedroom 1**

12'0" x 8'7" (3.66 x 2.64)

Window to front, radiator, door to en-suite, built in double wardrobes.



## En-Suite

Shower, wc, basin, window to side, radiator.



## Bedroom 2

9'11" x 8'7" (3.03 x 2.64)

Window to rear, radiator.



## Bedroom 3

8'3" x 6'9" (2.53 x 2.07)

Window to front, radiator, single wardrobe.



## Bathroom

6'9" x 6'2" (2.08 x 1.89)

Window to rear, bath, basin, wc, window to rear, radiator.



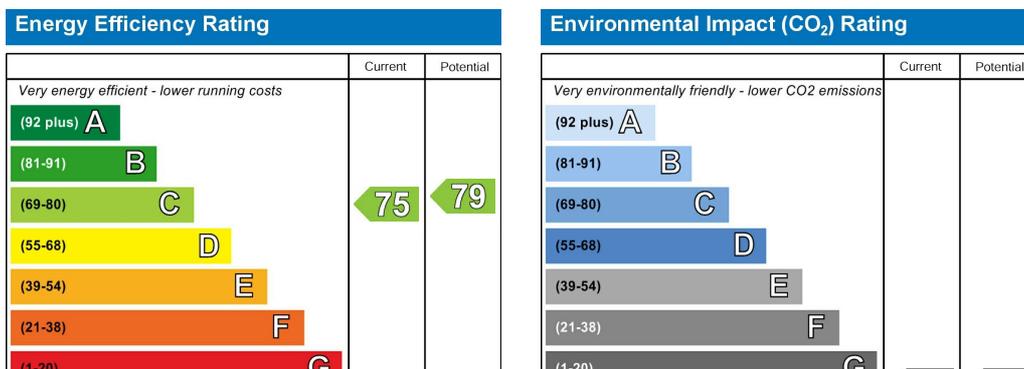
## Externals

Front garden, side tarmac driveway, side access gate to side area and main rear garden. Rear garden has a curved wall and partial fencing, laid to patio slabs for ease of maintenance.



## 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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