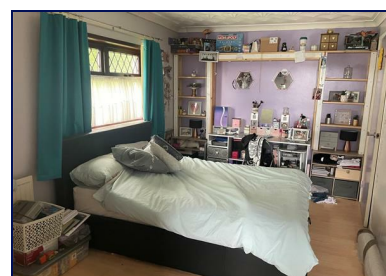
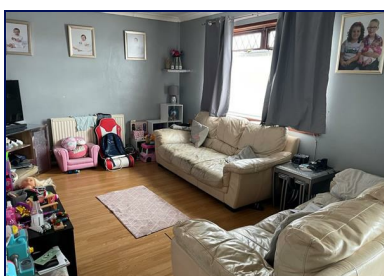
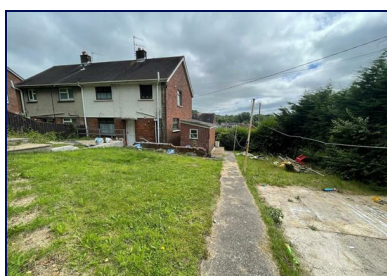


## 31 Nantygro, Llangennech, Llanelli, Carmarthenshire, SA14 8YT



**Asking price £125,000**



This three bedroom semi-detached house stands on a corner plot at the top of Nantygro, on the outskirts of Llangennech, located perfectly for commuting to the M4 and local shops and schools. Works needed. The living space is made up of an open plan hall living room, and kitchen dining room to ground floor, and the first floor benefits from the three bedrooms and bathroom. The garden is larger than average on the development, extending to side could be an option subject to planning consent, is an elevated position offering some views across the area.

EPC: D Square Metres: 81 Council Tax Band: B

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PROTECTED



## Open Hallway Living Room

21'5 x 10'3 (6.53m x 3.12m)

Window to front, main front door, stairs to first floor, laminate flooring, two radiators.



## Kitchen Dining Room

21'5 x 10'1 (6.53m x 3.07m)

Window and door to rear, side window, dining area, cushion flooring, kitchen comprises of a range of base and wall units, worktop housing sink, space for washing machine, space for fridge freezer, integrated oven, ceramic hob.

## FIRST FLOOR

### Landing

Window to side, loft access.

### Bedroom 1

14'0 x 9'0 (4.27m x 2.74m)

Window to rear, radiator, laminate flooring, cupboard built in.



### Bedroom 2

11'3 x 9'9 (3.43m x 2.97m)

Window to front, radiator, laminate flooring, airing cupboard.



### **Bedroom 3**

9'7 x 7'3 (2.92m x 2.21m)

Window facing front, radiator, over stair plinth.



### **Bathroom**

W,c, wash hand basin, bath with shower over, respertex to walls, wall mounted boiler, vinyl flooring, window to rear.



### **Externally**

Steps lead up to front, walled and gated from the road, stands on corner plot, garden extends to side and rear, laid largely to lawn, three sheds.



### **Services**

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

A 3D architectural rendering of a modern house interior. The view is from a high angle looking down into the main living area. The space is divided into two main sections: a Kitchen and a Living Room. The Kitchen, located at the top of the frame, features a white countertop with a built-in sink and a black stove. The walls are white, and the floor is covered in a light-colored, patterned tile. The Living Room, located below the kitchen, has a light-colored wooden floor. A staircase with white steps and a black railing leads down from the living room. The walls are white, and the ceiling is also white. The overall design is clean and minimalist.

## A 3D perspective rendering of a house floor plan. The layout includes a central landing with a staircase, a bathroom with a toilet and sink, and three bedrooms. Bedroom 1 and Bedroom 2 are located on the right side of the plan, while Bedroom 3 is on the left. The rooms are furnished with beds, wardrobes, and other basic furniture. The walls are white, and the floors are covered in light-colored wood paneling.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			1
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1

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.