

Glyncerrig Furnace, Llanelli, Carmarthenshire, SA15 4HE



Asking price £550,000



An rare opportunity to purchase this unique property, set in its own grounds, approached through a stone pillared driveway via wrought iron gates. Tucked away on the outskirts of town near Furnace Pond, this bungalow has a charm and appeal about it. A cherished family home for many years, it is now ready for the next chapter.

The spacious accommodation consists of Entrance Hallway, Sitting Room, Conservatory, Cloakroom, Study/Bedroom 4, Lounge, Dining Room, Kitchen, Utility, Attic Room, Three Further Bedrooms, Bathroom, En-Suite and another Sitting Room/Bedroom 5, this area could be utilised as a granny annexe. Externally the wrap around plot gives plenty of space for outdoor entertaining with ample patio areas and garden providing those perfect spots for sunny days.

Viewing is essential to appreciate the size, location and versatility of this lovely home. No chain.

EPC Rating - E, Square Metres - 246, Council Tax - G
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RICS



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PROTECTED

Entrance Hallway:

Via uPVC double glazed entrance door with obscure glass, radiator, textured ceiling, uPVC double glazed window with obscure glass, glazed feature wall.



Cloakroom

Tiled floor, hanging space, coved & textured ceiling, radiator, bi-folding doors to Cloakroom with low level W.C., pedestal wash hand basin and uPVC double glazed window to side with obscure glass.



Sitting Room

18'2" x 12'4" (5.55m x 3.78m)

uPVC double glazed window to side, radiator, stone fireplace with log burner & slate hearth, oak block herringbone flooring, coved & textured ceiling, opening through to:



Conservatory:

11'9" x 11'5" (3.59m x 3.48m)

Of uPVC double glazed construction with dwarf wall, radiator, oak block herringbone flooring, uPVC double glazed French doors to side.



Study/Bedroom 4:

10'9" x 7'10" (3.30m x 2.41m)

uPVC double glazed window to side, coved & textured ceiling, radiator.



Kitchen/Breakfast Room:

17'8" x 12'7" (5.40m x 3.84m)

Fitted with a range of base, wall & display units with complimentary worksurface, 1 1/2 stainless steel sink unit, built in electric oven, separate grill & microwave, built in electric 4 ring hob with extractor hood over, space for fridge/freezer, integrated dishwasher, tiled flooring, partly tiled walls, radiator, two uPVC double glazed windows to side, textured ceiling with feature beams, serving hatch through to dining room.



Rear Lobby:

Timber door to rear, tiled flooring, textured ceiling, door to :

Utility:

Fitted with a base unit & worktop, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, tiled floor, walls tiled over worktop, heated towel rail, uPVC double glazed window to rear, shelving, storage cupboard.

Lounge:

22'2" x 21'5" (6.77m x 6.54m)

uPVC double glazed sliding doors to front, two radiators, textured & coved ceiling, plate rail, stone clad & marble fireplace with gas fired coal effect stove, glazed timber French doors opening through to:



Dining Room:

15'5" x 11'8" (4.71m x 3.56m)

Coved & textured ceiling, uPVC double glazed window to rear, radiator.



Rear Hallway

Access to attic room, radiator, coved & textured ceiling, airing cupboard with shelving & radiator.

Attic Room

17'1" x 19'4" (5.21 x 5.91)

Access via pull down ladder, smooth ceiling, under eaves storage, built in wardrobe with hanging space, radiator, uPVC double glazed window to front.



Family Bathroom:

9'4" x 8'5" (2.87 x 2.57)

Fitted with a five piece suite comprising of wall mounted wash hand basin, low level W.C., bidet, shower cubicle & corner panelled bath, tiled flooring, fully tiled walls, coved & smooth ceiling, heated towel rail, extractor fan, uPVC double glazed window to rear with obscure glass.



Bedroom 1:

12'4" x 11'8" (3.78 x 3.57)

Textured & coved ceiling, uPVC double glazed window to rear, radiator, built in wardrobes with mirrored doors, hanging space & shelving.



Bedroom 2:

14'2" x 9'0" (4.32m x 2.76m)

Textured & coved ceiling, radiator, uPVC double glazed window to side, built in wardrobes with mirrored doors, hanging space & shelving.



Bedroom 3:

13'8" x 10'0" (4.18m x 3.06)

Smooth & coved ceiling, radiator, uPVC double glazed window to front, built in wardrobes with mirrored doors, hanging space & shelving.



En-suite

Fitted with a three piece suite comprising of pedestal wash hand basin, low level W.C & built in bath with tiled surround, smooth & coved ceiling with spotlighting, extractor fan, double built in airing cupboard with shelving, uPVC double glazed window to rear with obscure glass.



Front Lobby

Laminate flooring, uPVC door to front with obscure glass, storage cupboard with hanging space.

Sitting Room/Kitchen Area

9'2" x 20'10" (2.81 x 6.37)

Laminate flooring, uPVC double glazed sliding doors to front, smooth & coved ceiling with spotlighting, radiator, uPVC double glazed stable style door to rear with obscure glass, two uPVC double glazed windows to side, fitted with base & wall units with stainless steel sink unit.



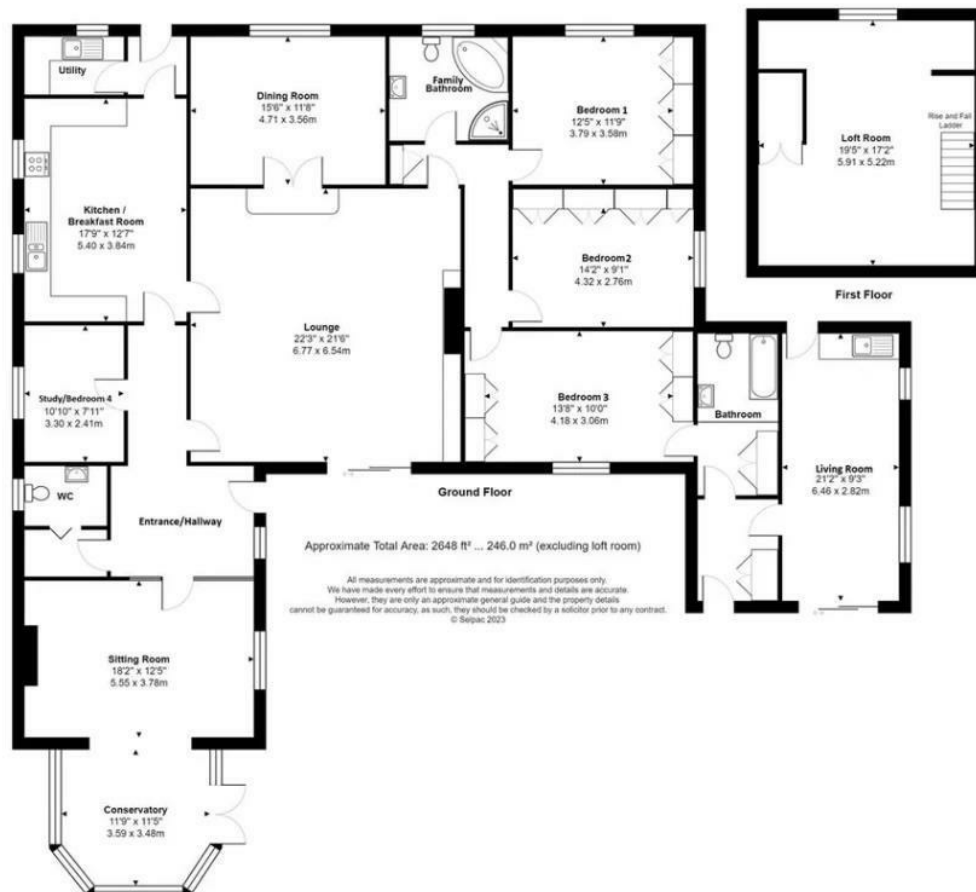
External

Wrought iron gates leads to driveway and ample off road parking, patio area, garden laid to lawn with an abundance of established trees & shrubbery, pond, wrought iron gate to side patio area, with an array of trees including apple, Worcester oil central heating boiler, storage outbuilding to rear with electric & lighting, rear patio area, oil tank, courtyard patio area.



Services

Mains, electric, & water.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	46	66

Environmental Impact (CO₂) Rating

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

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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