

## Sunnybank Furnace, Llanelli, SA15 4HE



**Offers in the region of £475,000**



An opportunity to purchase a beautifully presented property in a sought after location that rarely comes on to the market. A much loved family home over the last 26 years, is now available for the next chapter and viewing is a must to appreciate the immaculate accommodation on offer and superb far reaching views out to the Gower.

Sitting in a good sized plot, approached via a sweeping driveway to ample off road parking and garage. There has been attention to detail externally, with a variety of areas to sit out and enjoy the gardens and a spectacular tiled terrace to take advantage of those views.

Internally the property benefits from oak flooring and doors, oil central heating and recently installed feature log burner. Viewing By Appointment.

EPC: E Square Metres: 153 Council Tax - F

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**RICS**



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PROTECTED

## Entrance Hallway

Via hardwood door with etched glass, stairs to first floor, smooth & coved ceiling, radiator, understairs storage cupboard.



## Cloakroom

Low level W.C., wall mounted wash hand basin, tiled flooring, tiled walls, radiator, textured & coved ceiling, hardwood single glazed window to side with obscure glass.



## Lounge

22'2" x 15'0" (6.76 x 4.59)

Two hardwood single glazed windows to front, uPVC double glazed window to side, two radiators, coved & textured ceiling, feature log burner, archway through to:



## Dining Room/Study

10'6" x 10'11" (3.22 x 3.34)

Hardwood single glazed window to rear, radiator, coved & textured ceiling.



## Kitchen

12'3" x 10'11" (3.75 x 3.34)

Fitted with a range of base units with oak worksurface, ceramic sink unit, built in electric oven, grill & 4 ring hob with extractor hood over, radiator, hardwood single glazed window to rear, coved & textured ceiling, serving hatch through to dining room with oak shelf.



## Rear Hallway

Hardwood single glazed door to rear, radiator, coved & textured ceiling.

## Utility Room

5'7" x 8'0" (1.71 x 2.46)

Fitted with a range of base & wall units, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, integral fridge, textured & coved ceiling, hardwood single glazed window to rear.



## First Floor

### Landing

Access to attic, hardwood single glazed window to side, textured & coved ceiling, airing cupboard with slatted shelving & radiator.



### Bedroom 1

18'11" x 13'1" (5.79 x 4.00)

Radiator, hardwood single glazed window to rear, coved & textured ceiling, fitted wardrobes, cupboards and floating bedside tables.



### Bedroom 2

12'1" x 16'11" (3.69 x 5.18)

Radiator, coved & smooth ceiling, hardwood single glazed window to front, uPVC double glazed French doors to side.



### **Bedroom 3**

9'8" x 11'0" (14'8" max) (2.95 x 3.37 (4.48 max))

Radiator, coved & textured ceiling, hardwood single glazed window to front.



### **Bathroom**

12'7" x 11'10" (I-shaped) (3.86 x 3.62 (I-shaped))

Fitted with a 5 piece suite comprising of built in shower cubicle, low level W.C., two pedestal wash hand basins and built in bath with marble surround, fully tiled walls, textured & coved ceiling, heated towel rail, hardwood single glazed window to rear.



## External

Tarmac driveway leads up parking and garage, wrought iron gate with steps up to tiled patio area, garden laid to lawn bordered with hedging, various trees & shrubbery, tiled terrace and glass balustrade, archway to side access, patio area, gate to rear patio, steps up to rear garden laid to lawn bordered by hedging with trees & shrubbery.



## Garage

15'8" x 12'4" (4.80 x 3.78)

Up & over door, electric & lighting, door to:

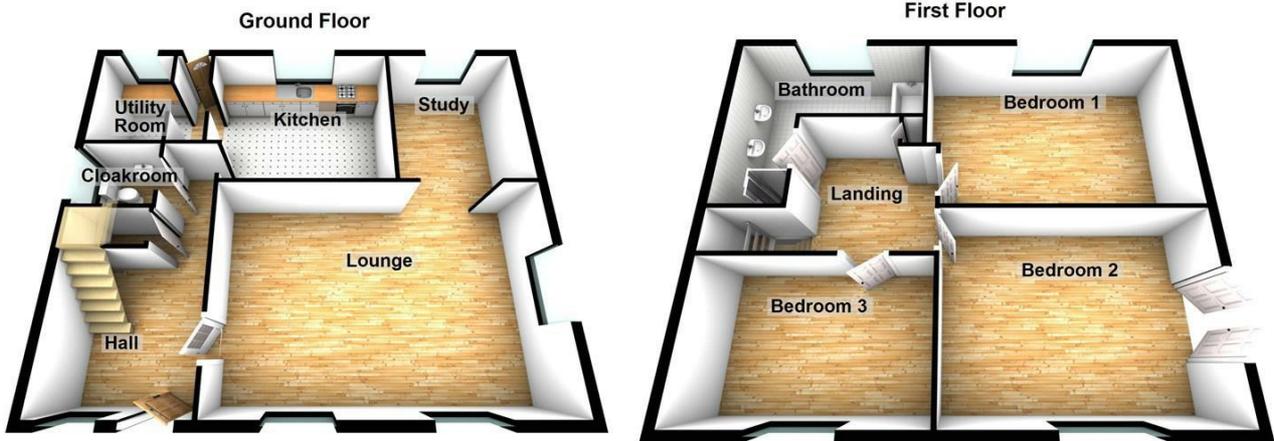
## Storage Room

10'3" x 12'5" (3.14 x 3.81)

electric & lighting.

## Services

Mains electric & drainage. Please note photos have been taken with a wide angle lens.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	<b>51</b>	<b>77</b>

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

**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.