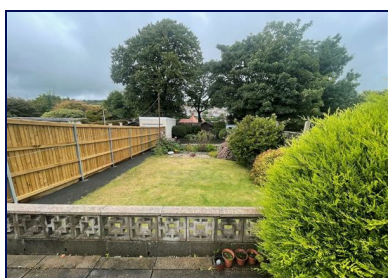


## 39 Gower View, Llanelli, Carmarthenshire, SA15 3SN



**Asking price £165,000**



Located in the ever popular Gower View, a suburban area perfect for schools, local park, and work commutes.

The property is a three bedroom semi-detached period property, set back off the road with expansive views across Llanelli to the coast and Gower beyond. There is no onward chain, the property has been a loved family home for many years. Really nice landscaped large rear garden.

EPC: D Square Metres: 100 Council Tax Band: C

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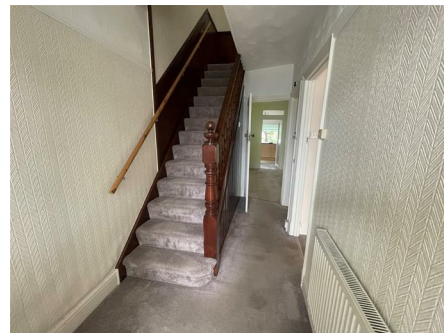
## Entrance Porch

Window to front, front door, tiled floor.



## Hallway

Stairs to first, radiator.



## Front Living Room

15'7"x 11'8"(8'8") (4.75x 3.57(2.66))

Box bay to front, radiator, fireplace.



## Sitting Room

15'4" x 10'4" (4.69 x 3.15)

Window to rear, radiator, fireplace.



## Dining Room

10'11" x 7'0" (3.34 x 2.15)

Window to side, radiator, under stair cupboard with window.





## Kitchen

9'10" x 8'2" (3.0 x 2.5)

Base and wall units, worktop housing sink, tiled floor, radiator, window to rear, door to side, space for cooker, space for washing machine, fridge freezer.



## FIRST FLOOR

### Landing

Part panelled walls, loft access.



### Bedroom 1

14'2"(into bay) x 10'2" (4.34(into bay) x 3.10)

Window to front, expansive coastal views, radiator, fireplace.



### Bedroom 2

13'2" x 10'2" (4.03 x 3.12)

Window to rear, radiator, fireplace.



### **Bedroom 3**

8'11" x 6'1" (2.72 x 1.86)

Window to front with views, radiator.



### **Bathroom**

Walk in shower, wash hand basin, wc, tiled walls, window to rear, cupboard housing boiler, radiator, lino flooring.



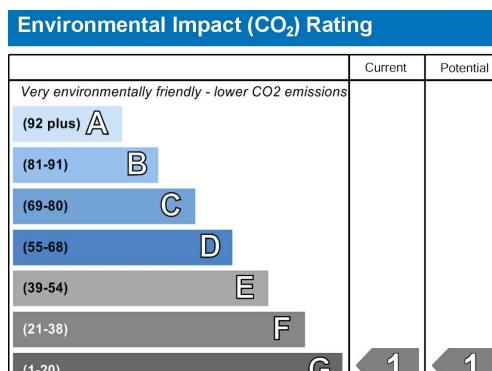
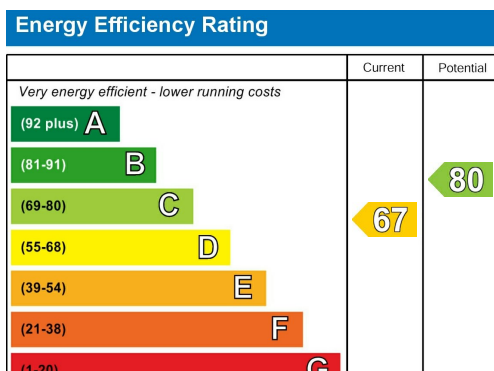
## Externally

Front walled garden laid to gravel, tarmac pathway to front door and side access gate to rear. Rear garden is made up of top terrace, lawn area, mature planting, lower patio area and shed.



## Services

Advised all mains. Wide angled lens have 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.