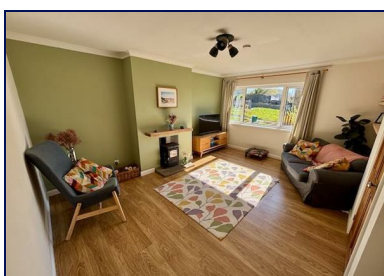


23 Tir Einon, Llwynhendy, Llanelli, Carmarthenshire, SA14 9DF



Asking price £149,995



Modernised end of terrace three bedroom house on a corner plot, with off road parking bay. The living space is good offering excellent living room to front, open kitchen dining room to rear, looking over the garden, and a very handy downstairs wc to the ground floor, then we have the modern bathroom with a shower over the bath, two double bedrooms and a third single bedroom to the first floor. The gardens have been landscaped and offer front, side and rear areas wrapping around the house. The area offers access to local schools, shops, transport links and local walks.
EPC: C Square Metres: 80 Council Tax Band: B

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RICS



naea | propertymark

PROTECTED

Hallway

Stairs to first floor, front door with side glazed panel, carpet to stairs, laminate to hall.



Downstairs Wc

Wc, window to side, part tiled, meter cupboard.



Living Room

15'10" x 12'7" (4.85 x 3.85)

Window to front, laminate flooring, inset fireplace housing log burner, wood mantle, radiator.



Kitchen Dining Room

15'10" x 11'5" (4.84 x 3.50)

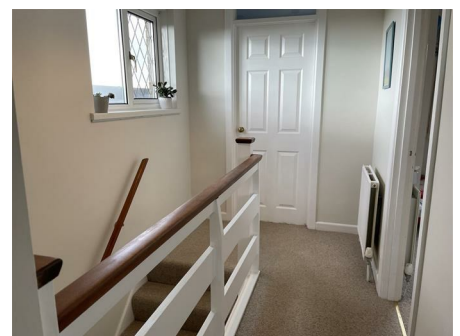
Base and wall units, breakfast bar, room for dining table and chairs, two windows to rear, door to garden, spaces fridge freezer, dishwasher, tumble dryer, part tiled walls, quik step laminate flooring, under stair cupboard houses washing machine.



FIRST FLOOR

Landing

Window to side, carpet,



Bedroom 1

13'7" x 9'7" (4.16 x 2.94)

Window to front built in wardrobes spaces, radiator, carpet.



Bedroom 2

11'11" x 9'7" (3.65 x 2.93)

Window to rear, radiator, carpet, built in cupboard.



Bedroom 3

10'11" x 5'10" (3.35 x 1.80)

Window to front, radiator, carpet.



Bathroom

6'11" x 5'5" (2.11 x 1.67)

Wash hand basin, wc, bath with shower over, lino flooring, window to rear, radiator, part tiled walls.

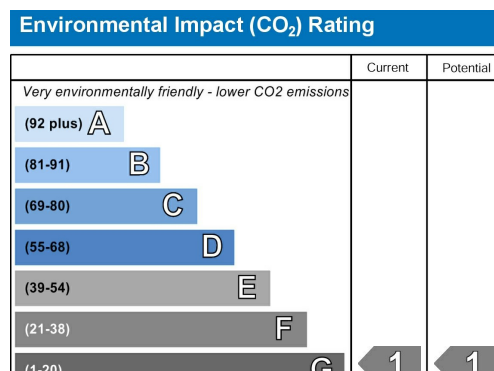
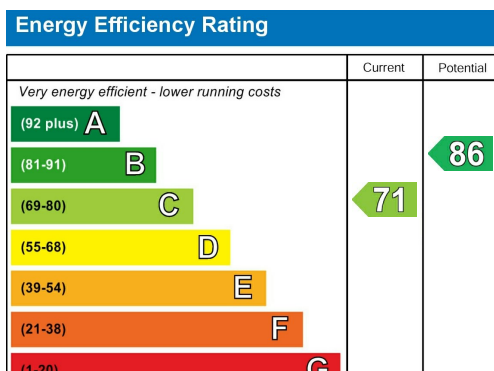


Externally

Front garden gated laid to lawn, parking bay/driveway to side, enclosed rear side garden in one, lawn area, patio seating area, outside storage, log store, gate access to rear garden, rear lane access.

Services

Advised all 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

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.