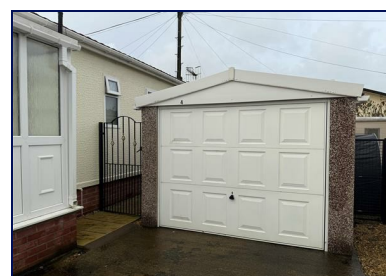


4 Estuary Park, Llangennech, Llanelli, Carmarthenshire, SA14 8UF



Offers in the region of £119,995



Two bedroom two bathroom modern well presented Park Home, located in Llangennech, popular because you can walk to the shops, the train station, local pubs/eateries, main bus route.

Estuary Park is a well presented charming over 50's residential development, you own the home freehold and have a life long lease on the plot it sits on. Ground rent paid and water rates per calendar month, amounts on request.

This plot benefits from a driveway and garage to the side, is very well maintained. Cash purchasers only, due to non standard construction.

EPC: Exempt Council Tax Band: B

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RICS



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PROTECTED

Entrance Hallway

Store cupboard, airing cupboard with radiator, loft access.



Living Room

16'10" x 9'10" (5.15 x 3.00)

Window to front and side, fireplace, two radiators, open arch to dining area.



Kitchen Dining Room

16'11" x 7'9" (5.18 x 2.38)

Dining area has window to front and side, open to kitchen area. Kitchen has a range of base and wall units, sink, built in oven and gas hob, window to side, pantry store cupboard.



Utility

6'11" x 5'0" (2.11 x 1.53)

Radiator, store cupboard, door to side porch, base and wall units, cupboard housing Worcester boiler, spaces for washing machine and fridge freezer.



Side Porch

Glazed to three sides, door to driveway.



Bedroom 1

10'0" x 8'7" (3.05 x 2.64)

Window facing side, radiator, built in wardrobes, door to en-suite.



En-Suite

Shower, basin, wc, window to side, radiator.



Bedroom 2

11'1" x 8'7" (3.39 x 2.64)

Window to side, built in wardrobes (with radiator), radiator.



Shower Room

Corner shower, vanity housed wash hand basin, wc, window to side, respatex to walls, radiator.



Externally

Side driveway, garage, gated side and rear garden patio seating area, gravel area to front.



Services

Main electric, water and sewerage connected.

The Park Home is freehold, but the plot it sits on is leasehold on a life long lease, approx, costs are £155 pcm ground rent and an additional payment of £30 pcm for the water rates. The Park fee is under annual review based on a percentage increase of the CPI index.

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		

Environmental Impact (CO ₂) 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

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.