16 Carnhywell Road, Pemberton, Llanelli, Carmarthenshire, SA14 9EE



Asking price £145,000







No onward buying chain on this property.
Two double bedroom immaculately presented semi-detached traditional build house in a cul-de-sac location in the Pemberton area of Llanelli.
Parking bay to front, large garden to rear with side gated access, large expanse of lawn. The living space offers light and airy hallway, living room, dining room, kitchen, pantry, side porch, boiler room. Upstairs has the two good size double bedrooms, and bathroom, offering shower over the bath.
Area is handy for schools, primary, and secondary, local shops, and good commuting links.
EPC: D Square Metres: 74 Council Tax Band: B

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RICS
naea | propertymark PROTECTED

Hall
Stairs to first floor, understair cupboard.



Living Room
12'7" x 9'7" (3.85 x 2.93)
Window to rear, fireplace.



Dining Room
10'4" x 8'5" (3.16 x 2.58)
Double doors to living room, window to rear.





Kitchen
10'0" x 10'2" (3.07 x 3.10)
Base and wall units, sink, spaces for appliances, window to front, larder cupboard.



Side Porch
Boiler cupboard, door to side.

FIRST FLOOR Landing
Turn stairs, window to front, cupboard.



Bedroom 1
12'11" x 10'11" (3.94 x 3.34)
Window to rear, built in wardrobes.





Bedroom 2
11'1" x 10'2" (3.40 x 3.11)
Window to rear.



Bathroom
7'6" x 5'6" (2.30 x 1.70)
Bath, basin, wc, shower over the bath, window to side and front.



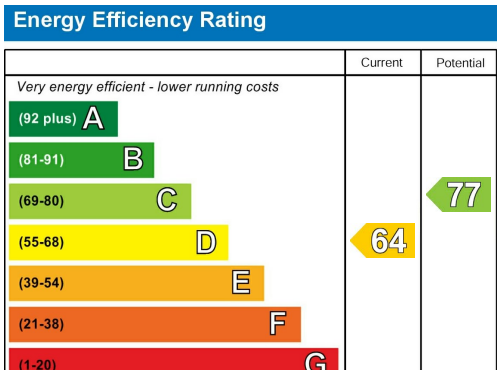


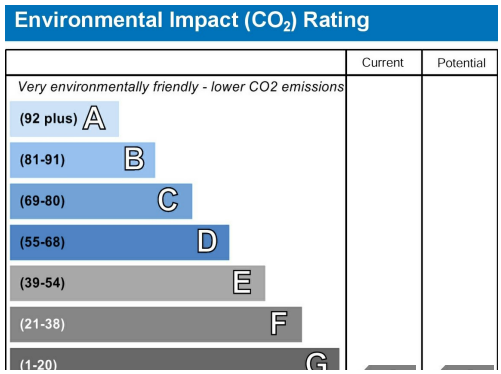
Externally
Front parking bay, laid to lawn. side access gate. Rear gardne is a really good size and laid to lawn.





Services
Advised all services are mains. Wide angled lens has been used in 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.