105 Pant Bryn Isaf, Llwynhendy, Llanelli, Carmarthenshire, SA14 9EJ



PCM £995 PCM







Standing on a large corner plot situated in this popular development this 2 bedroom detached bungalow with double garage and large driveway to side is well maintained and offers large living room to front, kitchen, bathroom, 2 double bedrooms (one en-suite), study opening onto a conservatory. Front garden and enclosed rear garden. EPC: C - Council Tax Band: D - Deposit £995

Mallard
chartered surveyors · estate agents · lettings

Proudly supporting maggie's

Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk
www.mallard-properties.co.uk
Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk

RICS
naea | propertymark PROTECTED

Entrance Hall
L shape hallway, loft access, store cupboard.



Front Living Room
19'3" x 12'1" (5.89 x 3.70)
Bay window to front, window to side, fireplace.





Kitchen
11'4" x 8'11" (3.47 x 2.73)
Base and wall units, sink, free standing cooker, dishwasher, window to rear, door to side.



Bathroom
6'8" x 6'5" (2.04 x 1.98)
Bath, basin, wc, window to side.



Bedroom 1
11'5" x 9'10" (3.48 x 3.00)
Window to rear, built in wardrobes.





En-Suite
6'7" x 6'0" (2.02 x 1.83)
Window to side, shower, basin, wc.



Bedroom 2
10'11" x 10'1" (3.34 x 3.09)
Window to front, single cupboard.



Bedroom 3/Sitting Room
8'4" x 8'0" (2.56 x 2.46)
French doors into conservatory.

Conservatory
11'10" x 12'7" (3.62 x 3.85)
French doors to side, pitched glazed roof.



Double Garage

18'7" x 18'5" (5.68 x 5.62)

Double up and over garage doors, electrics, pitched roof.





Externally

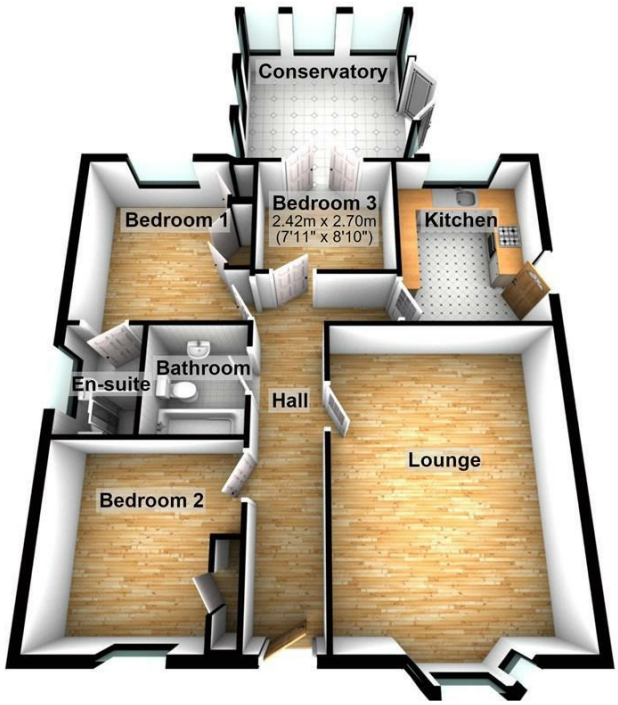
Expanse of lawn and mature planting to front, side double width tarmac driveway for multiple vehicles, side access gate to rear enclosed and landscaped gardens, lawn, planting and shrubs, access to detached double garage. Please note the property also owns the landscaped garden area to the right hand corner of the property adjacent to the road.

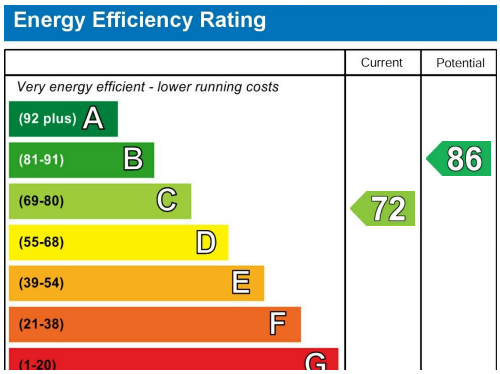


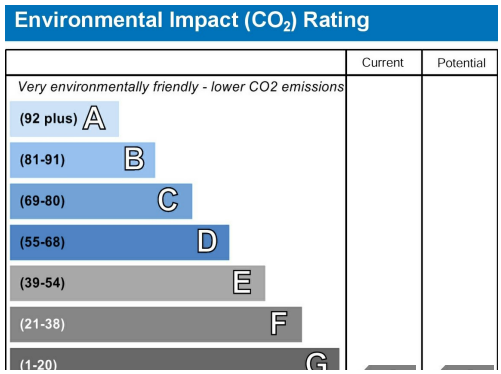
Services

Advised all services are mains. Wide angled lens has been used on occasion.

Ground Floor







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.