

## 16 Penygraig Road, Llanelli, SA14 9PA



**Asking price £325,000**



We are delighted to offer for sale this detached house sitting in a good sized plot, set back from the road and the stand out feature of stunning far reaching views over the countryside, out towards the Estuary and the Gower. Located on the outskirts of Llanelli within easy access of Swansea, A48/M4 and Trostre Retail Park, The area is well-connected, making it convenient for commuting to nearby towns and cities.

Sympathetically refurbished by the current owners to bring it up to modern standards, whilst still retaining some original features offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room, providing a welcoming area for relaxation and entertaining guests.

Ample outdoor space enhances the indoor with a generous amount of off road parking for those with multiple vehicles or who enjoy hosting visitors, and garage with brick paviour driveway to the rear. A roof terrace & balcony provide the much needed advantage point to enjoy those enviable views.

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**RICS**



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PROTECTED

## Accommodation Provides:

### Entrance Conservatory:

10'4" x 9'5" (3.17m x 2.89m)

Of uPVC construction with poly-carbonate roof, french doors to side. tiled floor. uPVC French doors into .....



### Lounge:

21'5" x 11'10" (14'9" max) (6.53m x 3.61m (4.51 max))

Smooth ceiling, four vertical radiators, windows to side and front, under stairs storage cupboard, wall mounted gas fire, timber glazed french doors to kitchen, glazed door to kitchen.



### Open Plan Kitchen/Diner/Lounge:

15'10" x 16'9" (23'0" max) (4.84m x 5.11m (7.02 max))

Fitted with base and wall units with complimentary work surfaces, built in electric oven and grill, 4 ring gas hob, integrated dishwasher and fridge freezer, one and a half bowl composite sink unit, plumbing for washing machine, laminate flooring, smooth ceiling with spotlights, windows to side and rear, 3 vertical radiators, uPVC sliding French doors to side and rear with tiled flooring to entrances.





### **Cloakroom:**

With W.C. and wash hand basin set in a vanity unit, window to side with obscure glass, tiled floor, smooth ceiling, part respatex walls, built in cupboard housing wall mounted gas fired central heating boiler, heated towel rail.



### **FIRST FLOOR:**

#### **Landing:**

Access to attic space, smoke alarm, smooth ceiling.



#### **Bedroom 1:**

23'4" x 9'4" (7.12m x 2.85m)

Sliding doors to rear and side leading out to roof terrace & balcony, window to side, 2 vertical radiators, smooth ceiling.



#### **En-Suite:**

7'8" x 3'5" (2.36m x 1.06)

Timber sliding door, shower cubicle with electric shower, sink in vanity unit, w.c. tiled floor, fully tiled walls, smooth ceiling with spotlights, heated towel rail.



## Bedroom 2:

15'3" x 7'3"(9'5" max) (4.66m x 2.22m(2.88m max))

Two windows to front, 2 radiators, smooth ceiling.



## Bedroom 3:

8'8" x 9'5" (2.66m x 2.88m)

Window to rear, radiator, smooth ceiling.



## Bathroom:

8'4" x 4'10" (2.55m x 1.49m)

Fitted with a three piece suite comprising of P shaped bath with shower over, w.c and wash hand basin set in vanity unit, tiled floor, Respatex to walls, radiator, extractor fan, window to side.



### **Externally:**

Front garden laid to lawn and bordered with hedge with various trees and shrubs. Front drive laid with pebble drive, gated side access to rear. Shared lane to rear, double iron gates with brick paviour driveway, hedging to boundary, outside tap, storage outbuilding, archway to rear garden with astro turf and brick paviour patio.



### **Garage:**

20'4" x 13'10" (18'4" max) (6.22m x 4.23m (5.61m max))

With up and over door, electricity connected, workbench and shelving, plumbing for washing machine.

### **Services:**

Mains water, gas, electricity and drainage.



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		
	58	78

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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.