



Bungalow - Detached (EPC Rating:) Freehold

TALYWERN, LLANGENNECH, LLANELLI, SA14 8UQ

Offers In The Region Of

£165,000

2 Bedroom Bungalow - Detached located in Llanelli

Thomas & Thomas are delighted to offer For Sale this Detached 2 Bedroom Bungalow located in the popular village of Llangennech offering local amenities with further shopping and leisure facilities in the Trostre Retail Park just 3 miles away. The accommodation comprises, entrance hall, lounge, kitchen, 2 bedrooms and bathroom. Externally there is a front garden area with side driveway leading to attached single garage, and enclosed rear garden with patio area and lawn. The property benefits from gas central heating and uPVC double glazing.

Council Tax Band - D. Freehold. EPC-TBC. NO ONWARD CHAIN

Ground Floor

Side entrance door leading into...

Entrance Hall

1.3 x 3.4 (4'3" x 11'1")

With radiator, textured and coved ceiling and doors leading into....

Lounge

4.8 x 3.6 (15'8" x 11'9")

With stone built fireplace with inset electric fire, textured and coved ceiling, radiator and window to the rear of the property.

Kitchen

4.8 x 2.4 (15'8" x 7'10")

With a range of base and wall units, single bowl sink unit with mixer taps, freestanding cooker, plumbing for automatic washing machine, radiator, part tiled walls, wall mounted gas boiler providing domestic hot water and central heating and window to the rear of the property.

Bedroom 1

4.0 x 2.4 (13'1" x 7'10")

With radiator, coved ceiling and window to the front of the property.

Bedroom 2

3.6 x 3.6 (11'9" x 11'9")

With radiator, coved ceiling and window to the front of the property.

Bathroom

1.8 x 2.6 (5'10" x 8'6")

With low level flush WC enclosed within vanity unit, vanity unit with inset wash hand basin, panelled bath, heated towel rail, airing cupboard and window to the side of the property.

External

Front: With lawned area, side driveway offering ample parking for 2 vehicles leading to attached single garage with up and over door.

Rear: With enclosed rear garden offering paved patio area and small lawned area.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band D

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

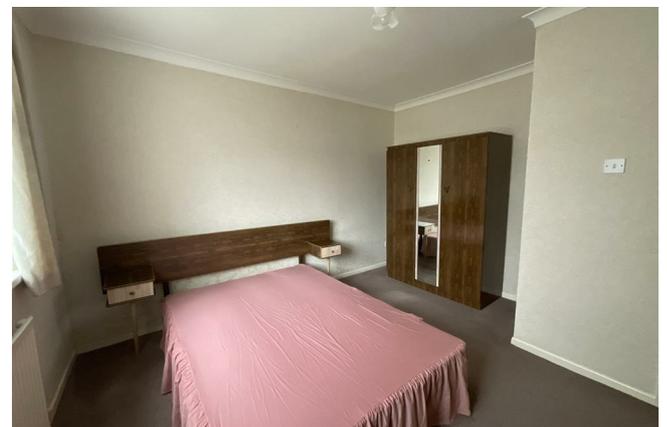
VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

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Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on

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<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

