Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
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Est. 1998

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No 104 Llanmiloe Estate, Llanmiloe, Pendine, SA33 4UF

Offers In The Region Of £169,950

- WELL PRESENTED DOUBLE FRONTED SEMI-DETACHED HOUSE.
- ELECTRIC HEATING. JUST OFF BUS ROUTE.
- WALKING DISTANCE POST OFFICE AND PRIMARY SCHOOL.
- 4 MILES ANCIENT TOWNSHIP OF LAUGHARNE.
- 16 MILES SOUTH WEST OF CARMARTHEN.
- 3 BEDROOMS. 2 WC'S. NO FORWARD CHAIN.
- PVCu DOUBLE GLAZED WINDOWS.
- 7.5 MILES SOUTH OF ST. CLEARS AND A40 TRUNK ROAD.
- CAVITY WALL INSULATION.
- 'L' SHAPED FITTED KITCHEN/DINING/LIVING ROOM.
- SUNNY SOUTH FACING REAR GARDEN.
- 1 MILE EXTENSIVE SANDY BEACH AT PENDINE.
- 5.5 MILES RED ROSES AND A477 TENBY ROAD.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

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No 104 Llanmiloe Estate, Pendine SA33 4UF

A well presented traditionally built (Circa. late 1950's/1960) 3 BEDROOMED DOUBLE FRONTED SEMI-DETACHED HOUSE situated on an established residential estate of similar type dwellings just off the A4066 Laugharne to Pendine coastal road (bus route) within walking distance of local facilities at Llanmiloe including the Post Office/convenience shop, recreational Ground and 'Primary School' (half a mile) within 1 mile of the centre of Pendine and the entrance to its extensive sandy beach, is within 4 miles of the ancient estuarial Township of Laugharne that is renowned for it's Dylan Thomas connections, is within 6 miles of the A477 Tenby road at Red Roses, is located some 7.5miles south of the town of St Clears and A40 trunk road and the property is located some 16 miles south west of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The Railway Station at the Market town of Whitland being approximately 10 miles distant.

3 1 1

Council Tax Band: C





CANOPIED ENTRANCE PORCH
with PVCu entrance door and opaque double glazed side screen to

RECEPTION HALL
with wall mounted electric 'Creda' heater. Staircase to first floor. Glazed door to

LIVING ROOM
17'10" x 11'0"
with telephone point. Wall mounted Dimplex electric heater. Feature York stone fireplace with marble hearth. PVCu double glazed window to fore. 4 Power points. PVCu double glazed sliding patio door to

PVCu CONSERVATORY
11'8" x 8'6"
part double glazed under a polycarbonate roof. 2 Power points. PVCu double glazed double French doors to outside.

FITTED KITCHEN/DINING ROOM
17'10" x 14'5"
overall 'L' shaped with understairs storage cupboard. Triple aspect. Plumbing for washing machine. 3 PVCu double glazed windows. Electric meter cupboard. Part tiled walls. 7 Power points plus fused point. 2 Wall mounted 'Creda' electric heaters. Range of fitted base and eye level kitchen units incorporating a sink unt, electric oven, hob, canopied corker hood and glazed display unit. PVCu opaque double glazed door to

SIDE ENTRANCE HALL
with ceramic tiled floor. PVCu double glazed window.

SEPARATE WC
with ceramic tiled floor. WC in white.

FIRST FLOOR

LANDING
with access to loft space. 1 Power point. Wall mounted electric heater.

FRONT BEDROOM 1
plus built-in wardrobe off over the stairwell. PVCu double glazed window. 1 Power point. Wardrobe.

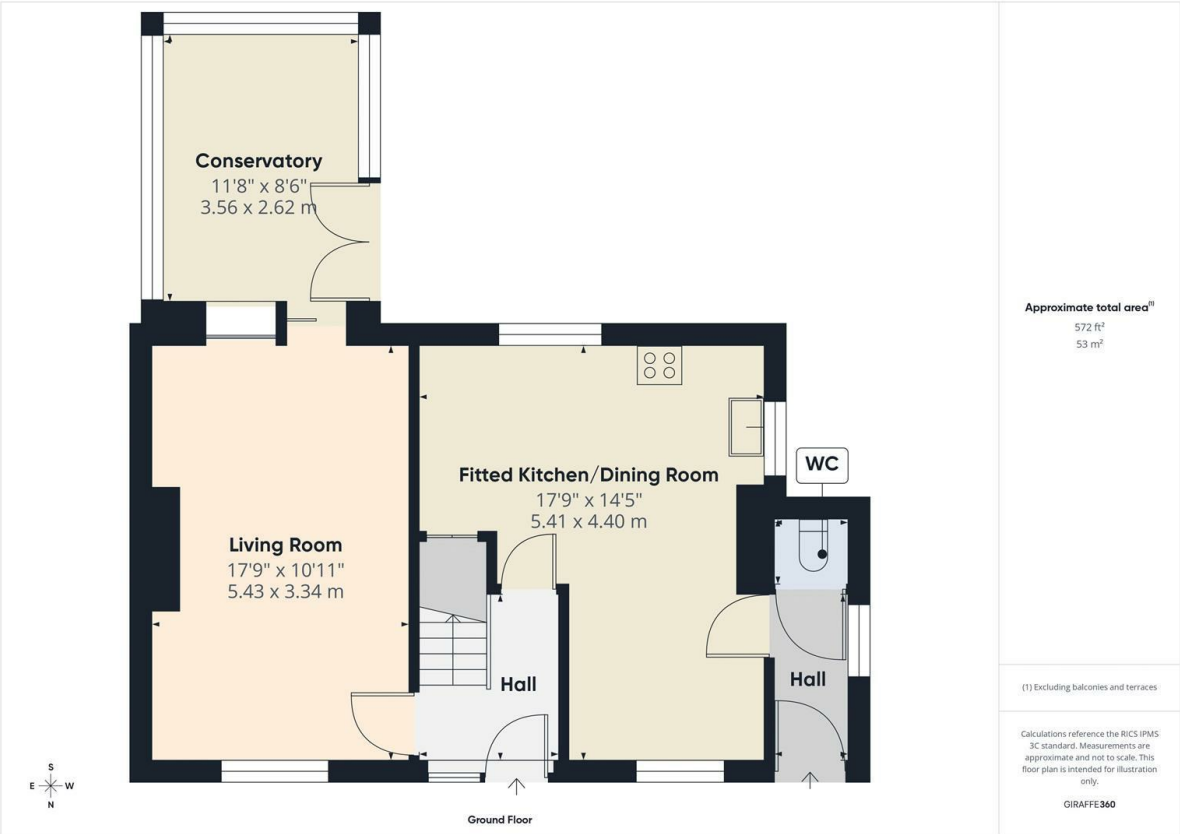
REAR BEDROOM 2
8'1" x 7'11"
plus built-in wardrobe off. PVCu double glazed window. 1 Power point.

SEPARATE WC.
with PVCu opaque double glazed window. Fully tiled walls. WC.

BATHROOM
'L' shaped with PVCu opaque double glazed window. Fully tiled walls. 'Creda' wall mounted electric heater. 2 piece coloured suite comprising pedestal wash hand basin and panelled bath with electric shower over, curtain and rail.

FRONT BEDROOM 3
11'11" x 11'3"
overall plus built-in wardrobe off over the stairwell. PVCu double glazed window. 2 Power points. Fitted Airing/Linen cupboard with pre-lagged hot water cylinder and immersion heater.

EXTERNALLY
Unrestricted on street parking available immediately to fore. Front decoratively stoned garden. There is to the rear a sunny south facing mainly lawned garden with paved sun terrace and decoratively stoned area that extends for an overall depth of approximately 55ft. BIN STORE. OUTSIDE LIGHT and WATER TAP. 2 No STORE SHEDS in dis-repair.





Directions

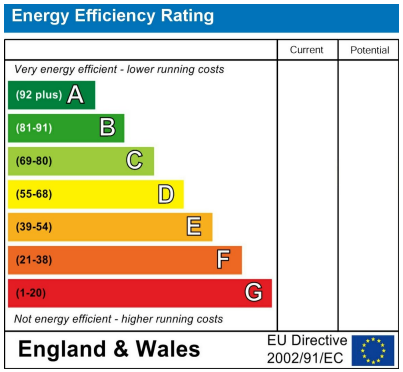
From Carmarthen take the A40 dual carriageway west for St Clears/Tenby. At St Clears turn off the A40 trunk road for 'Laugharne/Pendine' (signposted). Follow the A4066 through 'Laugharne' towards 'Pendine' and upon entering 'Llanmiloe' travel past the left hand turning for the 'MOD Test Centre', right hand turning for 'Llanmiloe County Primary School' and continue for a further half mile approx. and turn right after the speed bump and left hand turning for 'Pendine Bowls Club'/Post Office. Travel over the

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

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