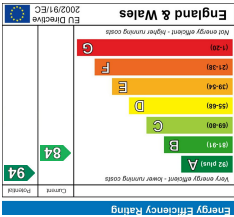
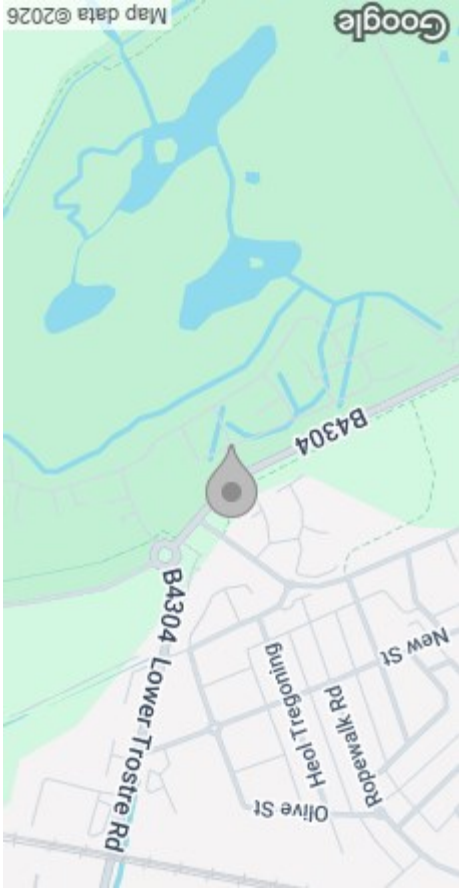


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix ©2023



EPC



AREA MAP



6 Y Ffowndri
, Llanelli, SA15 2EJ
Asking Price £270,000

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GENERAL INFORMATION

Situated in a sought-after area of Llanelli, this charming four-bedroom semi-detached townhouse presents an excellent opportunity for families and individuals alike. The property is ideally located, just a stone's throw from the picturesque Golf Course and the scenic Millennium Coastal Path, perfect for leisurely walks and outdoor activities. Additionally, the convenience of Trostre Retail Park and easy access to the M4 motorway makes this location both practical and desirable.

Upon entering the property, you are welcomed by a welcoming entrance hallway that leads to a well-appointed cloakroom, ensuring practicality for everyday living. The kitchen is designed for functionality, providing ample space for culinary pursuits. The inviting lounge offers a comfortable area for relaxation, while the conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors.

The first floor boasts three bedrooms, providing plenty of room for family members or guests. Each bedroom offers a peaceful retreat, ensuring restful nights and a sense of privacy. The property also features two bathrooms, catering to the needs of a busy household. The top floor is where the master bedroom is located with ensuite facilities the perfect room for privacy and relaxation.

This townhouse is an ideal blend of comfort and convenience, making it a must-see for anyone looking to settle in a vibrant community. With its prime location and spacious layout, this property is sure to attract interest. Viewing is highly recommended to fully appreciate all that this home has to offer.

FULL DESCRIPTION

ENTRANCE

Stone chipped area to front of property with patio pedestrian access path leading to a composite door opening into:-

HALLWAY

Vinyl flooring, stairs to first floor with storage cupboard under, radiator. Door to:-

CLOAKROOM

3'5 x 7' (1.04m x 2.13m)
W.C, corner pedestal wash hand basin, vinyl flooring, tiled to halfway, radiator, extractor fan.

KITCHEN

9'4 x 16'6 (2.84m x 5.03m)
Fitted with a range of wall and base units having worktops over with inset bowl and half sink unit, integrated electric oven with four ring gas hob and extractor hood over with glass splashback. Space for freestanding fridge/freezer, integrated dishwasher, plumbing for automatic washing machine, vinyl flooring, radiator, double glazed bay window to front aspect and further window to side.



LOUNGE
16'11 x 7' (5.16m x 2.13m)
Double glazed window to rear garden, two radiators, laminate wood flooring. Opening into:-

CONSERVATORY
7'5 x 7'2 (2.26m x 2.18m)
Double glazed conservatory with ceramic tiled flooring, patio doors opening to rear garden.

FIRST FLOOR
Reached via stairs found in Hallway.

LANDING
Two storage cupboards providing ample storage space, stairs to second floor. Doors to:-

BATHROOM
6'7 x 5'7 (2.01m x 1.70m)
White suite comprising: Panelled bath with 'Redring' shower over, pedestal wash hand basin, W.C, ceramic tiled walls, radiator, vinyl flooring, frosted double glazed window to front aspect, extractor fan.

BEDROOM TWO
9'4 x 13'2 (2.84m x 4.01m)
Double glazed window overlooking rear aspect with views to golf course and estuary, radiator.

BEDROOM THREE
9'4 x 12'7 (2.84m x 3.84m)
Double glazed window overlooking front aspect, radiator.

BEDROOM FOUR/STUDY
7'6 x 6'7 (2.29m x 2.01m)
Double glazed window overlooking rear garden again with estuary views, radiator.

SECOND FLOOR
Reached via stairs found on landing.

MASTER BEDROOM
20'8 x 10'5 (6.30m x 3.18m)
Double glazed window to front aspect, Velux window to rear aspect with views of golf course and estuary. Built-in wardrobes provide ample hanging and storage space, two radiators, attic access, cupboard into eaves providing more storage. Door to:

EN-SUITE
8'11 x 8'2 (2.72m x 2.49m)
White suite comprising: Shower cubicle housing 'Mira' mains shower, W.C, pedestal wash hand basin, walls tiled halfway, radiator, shaver point, vinyl flooring, extractor fan, glazed window to rear aspect.

EXTERNALLY

GARDEN
Enclosed rear garden laid mainly to stone chippings and patio. side access path leading to driveway.

