8 Pemberton Park

, Llanelli, SA14 8NN

Asking Price £259,995

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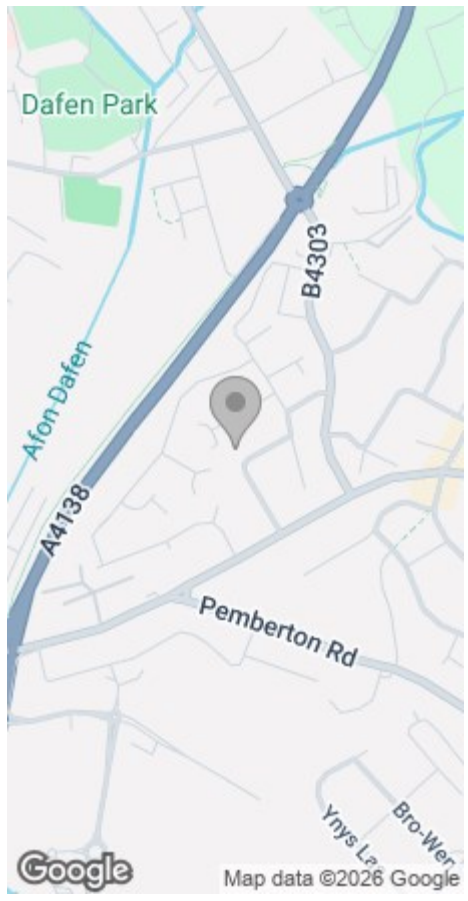


FLOOR PLAN

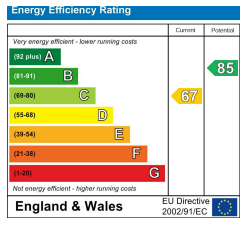


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Located in the highly sought-after area of Pemberton Park, Llanelli. This charming detached bungalow offers generous and versatile living space, making it an ideal home for families or those in search of a peaceful retreat.

The bungalow boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. With three well-proportioned bedrooms, there is ample space for relaxation and rest. The property also features two modern bathrooms, ensuring convenience for all occupants.

A notable advantage of this home is the provision for parking for at least two vehicles, a valuable asset in this desirable location. The surrounding area strikes a perfect balance between tranquillity and accessibility, with local amenities and attractions just a short drive away, including the popular Trostre retail park.

This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a modern home. With its recent renovations, this bungalow is ready for you to move in and make it your own. Do not miss the chance to view this exceptional property in Pemberton Park, where comfort and convenience await.







FULL DESCRIPTION

ENTRANCE HALL

LOUNGE
11'10" x 17'9" (3.6 x 5.4)

BATHROOM
7'7" x 5'7" (2.3 x 1.7)

KITCHEN/DINING ROOM
9'10" x 11'2" 15'5" x 9'6" (3 x 3.4 4.7 x 2.9)

UTILITY ROOM
5'3" x 11'2" (1.6 x 3.4)

MASTER BEDROOM
15'1" x 8'6" (4.6 x 2.6)

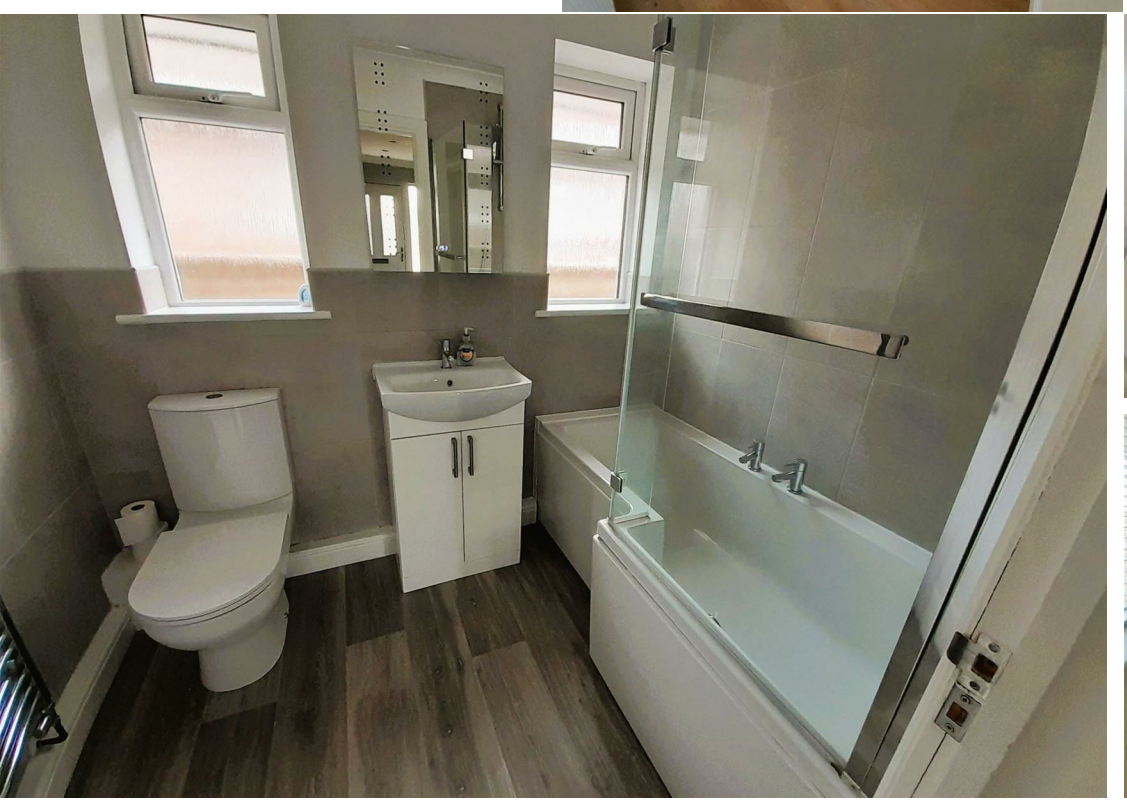
ENSUITE
8'6" x 2'7" (2.6 x 0.8)

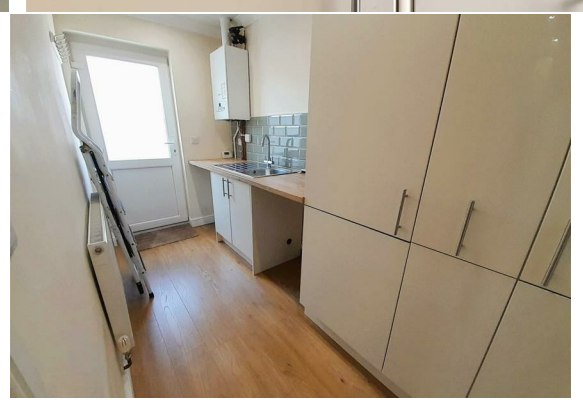












BEDROOM TWO
11'10" x 11'2" (3.6 x 3.4)

BEDROOM THREE
8'10" x 9'6" (2.7 x 2.9)

EXTERNALLY

REAR GARDEN AND STORAGE SHED
Fully enclosed rear garden with lawn and storage shed and side access.



FRONT DRIVEWAY AND GARDEN

COUNCIL TAX BAND - C

EPC - D

TENURE - FREEHOLD





