



25 Golygfor, Llanelli SA15 1PR

Offers in the region of £140,000

Immaculately Presented Semi Detached
Home

Cul De Sac Location in Convenient Village
Well- Maintained Gardens
Close to Schools & Trostrey Retail Parks
EER: TBC

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MD/DT/83596/230721

DESCRIPTION

Viewing is highly recommended to appreciate this immaculately presented semi detached home. Located in a cul de sac in the convenient Penyfan area of Llanelli, the home offers a spacious lounge, diner with sliding doors to the rear garden, a cosy kitchen and an under stairs storage area to the ground floor. The first floor benefits from two double bedrooms and a single room, with a family bathroom. The outside space has been landscaped and is well-maintained, offering an enclosed patio with some lawn to the rear and side gate access to the front garden, which is mainly laid to lawn with mature shrubs and flowers. The handy outside storage shed has plumbing for utilities. Golygfor is set in the heart of Penyfan, a village on the outskirts of Llanelli town, just a short walk in to the town centre and to Trostre Retail Parks. There is a popular splash park and playing field nearby and the home is in the catchment for Stebonheath primary school and the well-established Coedcae secondary school. EER: TBC

HALLWAY

8'11 x 5'11 including stairs (2.72m x 1.80m including stairs) Entered via a frosted double glazed door with frosted double glazed side panel with Georgian bars from the front, the hallway houses the carpeted stairs to the first floor with a handy understairs storage cupboard. There is laminate flooring, a radiator and a coved ceiling. A door leads to:

LOUNGE/DINER

22'05 x 10'06 minimum (6.83m x 3.20m minimum) With a double glazed window to the front and a double glazed sliding door opening to the rear garden, the lounge/diner has a marble effect hearth with a wooden mantle and offers laminate flooring, 2 radiators and a coved ceiling. A door leads to:

KITCHEN

8'11 x 8'00 (2.72m x 2.44m) Fitted with wall and base units with worktops over incorporating a 1½ bowl sink and drainer unit with mixer tap, the kitchen has a built-in oven with a separate 4 ring gas hob and built-in extractor over. There is space and plumbing for a dishwasher and an understairs storage nook with space for a fridge/freezer. A double glazed window looks to the rear and a frosted double glazed door opens to the side. This room offers laminate flooring, part tiled walls and a coved ceiling with spotlights.

LANDING

8'03 x 6'03 including stairs (2.51m x 1.91m including stairs) With a double glazed window to the side letting in plenty of light, the landing has carpet and a coved ceiling with access to the loft. Doors lead to:

BATHROOM

7'09 x 5'08 (2.36m x 1.73m) Fitted with a panelled bath with shower over, a pedestal wash hand basin and a WC, the bathroom has frosted double glazed windows to the rear and side and benefits from tiled flooring and walls and a coved ceiling with spotlights.

BEDROOM TWO

10'10 x 8'09 minimum (3.30m x 2.67m minimum) The double glazed window to the rear offers partial views to the hills and this double bedroom has laminate flooring, a radiator and a coved ceiling. There is access to an airing cupboard here.

BEDROOM ONE

10'11 plus recess x 10' (3.33m plus recess x 3.05m) The double glazed window look to the front and this double bedroom has laminate flooring, a radiator and a coved ceiling.

**BEDROOM THREE ('L'
SHAPED ROOM)**

8'09 x 4'11 plus 5'03 x 3'0 (2.76m x 1.50m plus 1.60m x This single bedroom has a double glazed window to the front and benefits from carpet, a radiator and a coved ceiling

EXTERNALLY

To the front of the property is a lawned garden with mature shrubs and flower borders, offering a path to the front door and to the side gate. The rear garden is mainly laid to patio with a grassed section and enclosed by fencing and walls. There are raised borders for colour and the rear garden offers a **BLOCK BUILT SHED** with plumbing for a washing machine. There is an outside tap and an outside plug.

SERVICES

We are advised all mains services are connected.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli office- SA15 1AQ, head towards Eastgate, passing Asda and Odeon on your left. Before the roundabout, turn right in to Als Street. At the mini roundabout, take the second exit on to Marblehall Road. Pass Stebonheath Primary School on your left. At the mini roundabout, take the second exit on to Heol Elli, passing Coedcae School on your left. Take the second exit at the next mini roundabout, then turn right in to Penyfan Road. Proceed along and turn right on to Firth Road, turning right again on to Golygfor. The property is on the right.