



Beidr Non

Llannon, Llanelli SA14 6BA

- Detached Bungalow
- Family Kitchen Living Room & Separate Utility Room
- Bathroom & Shower Room
- Front & Rear Gardens
- EPC: E
- Three Double Bedrooms
- Reception Room
- Open Country Views To Front Of Property
- CHAIN FREE
- Excellent Access To The A48 & M4

Asking Price £249,950 Freehold





Location

Description

Nestled in the charming area of Beidr Non, Llannon, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The bungalow's layout is thoughtfully designed, allowing for easy movement and a sense of openness throughout the living spaces. One of the standout features of this property is the generous parking provision, accommodating up to three vehicles. CHAIN FREE. EPC:E. FREEHOLD

Porch

uPVC double glazed entrance porch, internal uPVC double glazed door leads to hallway.

Hallway

Laminate flooring, radiator, storage cupboard giving access to the attic storage space.

Living Room

13' 5" x 12' 2" approx

uPVC double glazed window to front, log burning stove with oak mantle and slate hearth, exposed brick feature fireplace, TV point, radiator, parquet flooring.

Kitchen Family Room

21' 11" x 18' 2" approx

uPVC double glazed window to side, uPVC double glazed French doors leads to rear garden area, fitted with a range of wall and base units having a mix of wooden and white fascias, space for dishwasher, space for fridge freezer, inset cooker with 5 ring hob, oven and grill with extractor hood over, single drainer sink unit with mixer tap over, space for wine cooler, radiator, TV point, laminate flooring.

Utility Room

10' 4" x 5' 5" approx

uPVC double glazed window to side, uPVC double glazed door to rear, internal door leads to Shower Room, fitted with base units with sink unit, walls tiled to splashback, space for Washing Machine, space for Tumble drier, fridge freezer unit, laminate flooring.

W.C. & Shower Room

10' 4" x 5' 5" approx

Fitted with low level wc, pedestals hand wash basin, fully enclosed shower cubical with power shower over, walls tiled to splash back, tiled flooring.

Bedroom One

11' 7" x 10' 5" approx

uPVC double glazed window to front with open countryside views, radiator, laminate flooring, fitted wardrobes.

Bedroom Two

12' 6" x 9' 3" approx

uPVC double glazed window to side, radiator, laminate flooring.

Bedroom Three

11' 10" x 11' 4" approx

uPVC double glazed window to side, radiator, laminate flooring.

Family Bathroom

8' 11" x 6' 7" approx

uPVC frosted double glazed window to side, low level wc, pedestal hand wash basin, panelled bath with mixer tap over, shower with fitted shower screen, Respatex to splashback, tiled flooring, large storage cupboard.

External

Off road parking to side of Property, Front Garden and Rear Garden, Decked Area to Rear, Electric Car Charging Point.

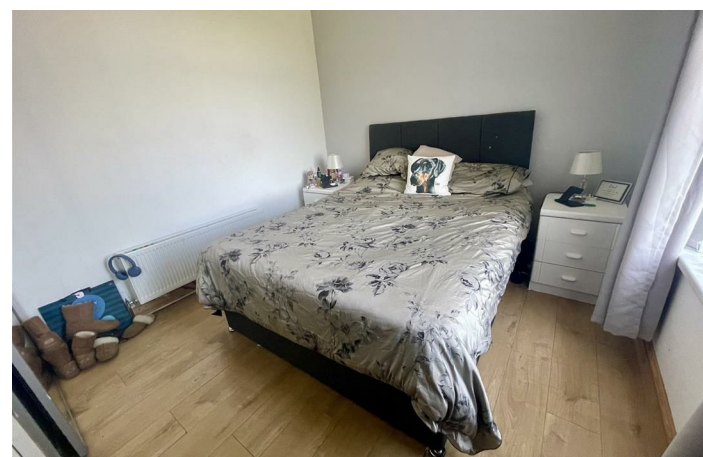
Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy

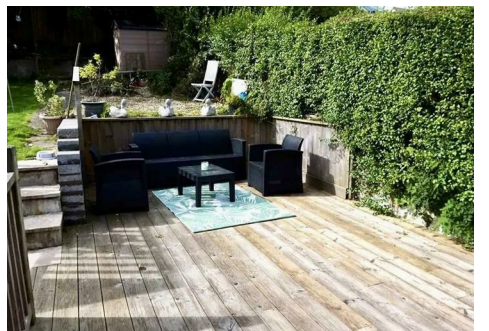


themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.

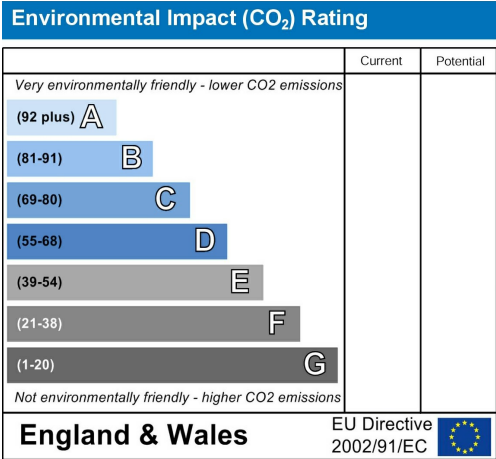
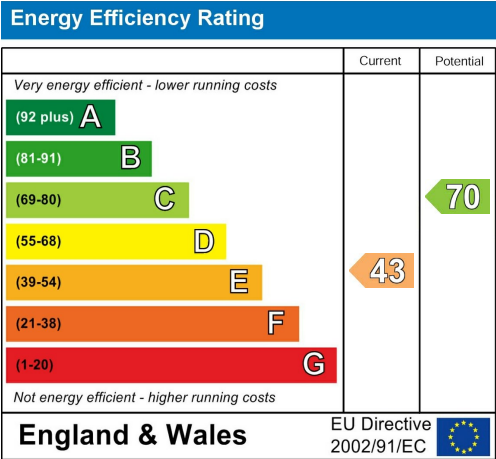








Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating E



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