

9 Aber Llchwyr

Llangennech

£260,000 Freehold



A well presented 4 bedroom 2 bathroom detached property in an established yet contemporary estate of executive properties. 9 Aber Llchwyr is situated in the village of Llangennech with Llanelli, Parc Pemberton and Parc Trostre shopping districts and the M4 Motorway just a few minutes drive away. Llangennech railway station serves the village and the double track portion of the route that is shared with the Swansea District Line. Schools and local amenities are good and within easy access. This detached property is spacious and has three reception areas and benefits from gas central heating and double glazed windows. 9 Aber Llchwyr consists of a Hallway, Cloakroom, Lounge, Dining Room, Kitchen, Utility Room (Giving access to the Garage) with Breakfast Area on the ground floor. On the first floor there are 4 Bedrooms (master with en-suite) and Family Bathroom. Externally: Front and rear gardens, driveway to garage. To the front of the property is a lawn area and driveway to integral garage. The rear garden has a raised patio and beyond you step down to a manicured lawn.



Accommodation

You enter 9 Aber Lwchwr into a hallway with pale blue walls and beige carpet. The hallway leads to a stairway to the first floor and has glass paneled doors leading into the lounge and another into the breakfast room. There is a WC under the stairway. The lounge has a uPVC double glazed window to the front and has beige carpets leading through to the dining room. There is a marble effect feature fire place. At the rear of the lounge are double glass paneled french doors leading into the dining room. The dining room can also be accessed from the breakfast room and has french doors looking out onto the terrace and rear garden. The breakfast room has tiled floors which flows through into the kitchen and utility rooms. From the breakfast room you can also look out through double french doors onto the raised patio and garden. The Kitchen is modern with integrated appliances including Double Oven, Dishwasher and Fridge. There are numerous floor and wall units and tiled splash-back. The utility room has floor and wall units with space for freezer, washing machine and dryer. The utility room has a door leading to the side of the property and a doorway into the garage. On the first floor are three large double bedrooms one with an en-suite shower room a single bedroom and a family bathroom.

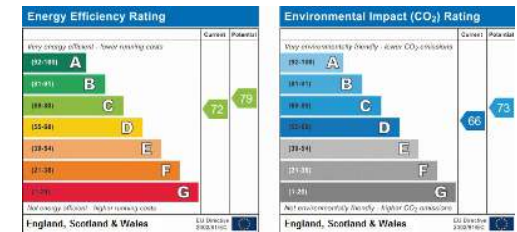
Room Specifications

Ground Floor

Lounge 11' 0" x 18' 5" (3.36m x 5.62m)
 Dining room 9' 5" x 9' 5" (2.87m x 2.93m)
 Hall 15' 1" x 6' 10" (4.60m x 2.08m)
 Utility 5' 6" x 8' 1" (1.68m x 2.46m)
 Kitchen 8' 4" x 9' 7" (2.55m x 2.92m)
 Breakfast room 8' 7" x 10' 3" (2.61m x 3.12m)

First Floor

Bedroom One 13' 9" x 10' 2" (4.20m x 3.10m)
 Bedroom Two 8' 4" x 16' 3" (2.54m x 4.96m)
 Bed Three 10' 10" x 15' 8" (3.30m x 4.78m)
 Bed Four 7' 10" x 11' 8" (2.40m x 3.57m)
 Bathroom 8' 0" x 8' 5" (2.45m x 2.57m)
 En-suite 6' 2" x 5' 10" (1.91m x 1.80m)



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