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Aber Llchwyr, Llangennech Llanelli

guide price £420,000

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About the property

A rare opportunity to purchase a unique and individual detached family home in Aberllwchwr, within easy walking distance of local shops, school and amenities. The property briefly comprises of Entrance hall, downstairs cloakroom, Spacious lounge, kitchen, diner and conservatory, to the first floor there are 4 good sized bedrooms with a en-suite to bedroom two and the family bathroom, the property continues to the second floor where you will find the master suite with en-suite bedroom. The property further benefits from a large front garden with a drive for several vehicles which also provides access to the garage. Viewing Highly Recommended contact Peter Alan Gorseinon 01792 894422

Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





Entrance Hall

Enter via a UPVc double glazed door to the front of the property, into a spacious entrance hall. Fitted with oak flooring. Door to downstairs cloakroom. Radiator and coving to the ceiling. Oak staircase to the first floor fitted with carpet and complete with oak spindles. Doors leading into the lounge, kitchen and diner.

Cloakroom

UPVc double glazed window to the front fitted with obscured glass, continuation of the flooring from the entrance hallway, low level WC and wash hand basin. Radiator.

Lounge

23' 4" x 9' 8" (7.11m x 2.95m)

UPVc double glazed box bay window to the front of the property. UPVc double glazed French doors to the rear opening onto the conservatory. Radiator and Coving to the ceiling.

Kitchen/Diner

Kitchen Area



17' 6" x 8' 4" (5.33m x 2.54m)

2 x UPVc double glazed windows to the rear, UPVc double glazed door to the rear opening onto the rear garden. Oak effect laminate flooring, range of matching wall and base units with laminate worktop over and matching upstands. Stainless steel 1 ½ bowl sink with mixer tap. Integrated dishwasher, integrated washer and tumble dryer. Built under double oven with electric hob and over head stainless steel/glass cooker hood above. Spotlights to the ceiling, coving and radiator. Opening through to the dining room.

Dining Room Area

16' 5" x 8' 2" (5.00m x 2.49m)

UPVc double glazed window to the front of the property, whilst the dining room is open to the kitchen this could be separated off quite easily. Continuation of the flooring from the kitchen, radiator and coving to the ceiling. Space for a family sized dining table.

Conservatory

14' 4" x 10' 7" (4.37m x 3.23m)

UPVc double glazed French style doors to the side of the property, dwarf walls and UPVc windows above Perspex roof.

First Floor



Landing

Continuation of the fitted carpet from the staircase, Doors leading off to bedrooms 2 through to 5, Door to family bathroom. Built in storage cupboard, Door through to the staircase leading to the second floor master suite.

Bedroom Two

17' 4" x 8' 3" (5.28m x 2.51m)

UPVc double glazed window to the front of the property, fitted carpet, Radiator and coving to the ceiling. Door leading to the En-suite.

Bedroom Two En-suite

UPVc double glazed window to the rear fitted with obscure glass. Tiled flooring and part tile walls. Low level WC, wall hung wash hand basin with mixer taps and built under vanity storage. Corner shower enclosure comprising; tray, sliding glass enclosure and wall mounted shower. Stainless steel towel radiator and spotlights to the ceiling.

Bedroom Three

10' x 9' 8" (3.05m x 2.95m)



UPVc double glazed window to the front of the property, fitted carpet, Radiator and coving to the ceiling.

Bedroom Four

9' 1" x 7' 4" (2.77m x 2.24m)

UPVc double glazed window to the rear of the property, fitted carpet, Radiator and coving to the ceiling.

Second Floor

Bedroom One

19' 1" x 12' 9" (5.82m x 3.89m)

2 x Velux windows to the rear and 1 x Velux window to the front of the property. Fitted carpets, radiator and under eaves storage. Door leading to the master En-suite.

Master En-suite

2 x Velux windows one to the front and one to the rear. Tiled flooring and part tile walls. Low level WC, wash hand basin with mixer taps and built under vanity storage. Separate shower enclosure comprising; tray, sliding glass enclosure and wall mounted shower.

Externally

To the front



Set back from the road there is a gated block driveway to the front offering parking for several vehicles and access to the garage. To either side of the drive there is a garden which is laid to lawn and gated side access to the rear garden.

To the rear there is an enclosed garden laid mainly to lawn, with a spacious patio area for outside dining.

Garage

Attached to the side of the property there is a generous garage to the front there is an up and over door and a door to the rear providing access from the rear garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.